Owen Isherwood
CHARTERED SURVEYORS

98, Station Road, Addlestone, KT15 2AD

FOR SALE | 2,260 SQ FT (209.96 SQ M)

Retail Investment

High Street Retail Investment For Sale

- Prime parade location
- Ground floor retail unit
- On-street parking nearby
- Close to Addlestone Station
- Nearby national occupiers

Location

The property is situated in a prominent position along Station Road, Addlestone, within a busy and well-established retail parade. The area benefits from strong pedestrian flow, nearby national and independent occupiers, and is within close proximity to Addlestone railway station, providing convenient access to surrounding towns and London.

Description

An attractive freehold retail investment prominently positioned within a busy parade on Station Road, Addlestone. The property is let to Savers on a 5-year full repairing and insuring lease from November 2022. Situated within an established retail pitch benefiting from strong footfall and nearby national occupiers, the property presents a well-located retail investment opportunity.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,260	209.96	Available
Total	**2,260**	**209.96**	

Price

£450,000

Rates & Charges

Rateable value: £25,250
Rates payable: £12,599 per annum

EPC

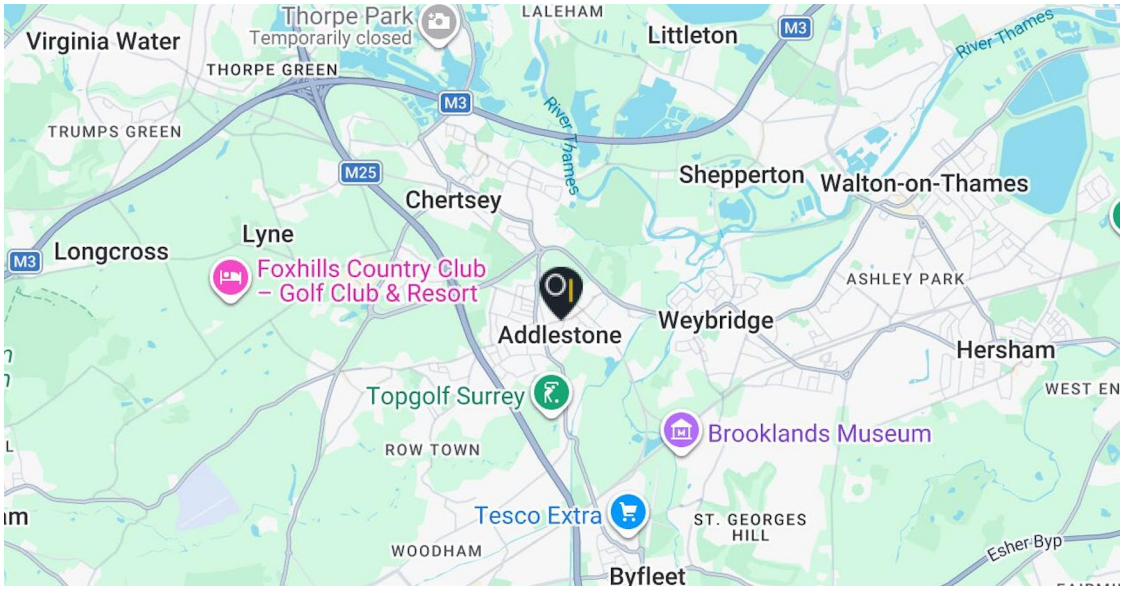
C (67)

Tenure Details

The property is held freehold and let to Savers under a 5-year FRI lease that commenced November 2022. The current passing rent is £31,350pa. The freehold title benefits from a the long leasehold of 98a which currently has 60 years until expiry paying a ground rent of £100pa.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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