

E (Commercial / Business / Service), Retail

TO LET



33 The Broadway

New Haw, Addlestone, KT15 3EU

E-Class Retail to Let

2,135 sq ft

(198.35 sq m)

- Large open plan E-Class retail unit
- Substantial return frontage
- Corner unit within established retail parade
- Public parking
- Kitchenette and WC

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Summary

Available Size	2,135 sq ft
Rent	£34,000 per annum
Rates Payable	£10,104.75 per annum
Rateable Value	£20,250
EPC Rating	C (54)

Description

This prominent corner Use Class E premises is situated in New Haw and offers excellent street presence with an extensive glazed frontage.

The accommodation is arranged at ground floor level within a mixed-use building and is currently presented in a largely open-plan retail/showroom format, having previously been used as a tile showroom. Internally the unit provides good natural light from the front and return elevations, with a cleared sales area, exposed ceilings and surface-mounted strip lighting, together with a rear ancillary/store area.

The premises further benefits from a kitchenette and WC, and is well suited to a variety of Class E occupiers.

Location

The property occupies a prominent position at 33 The Broadway, New Haw, forming part of the village's principal local shopping parade serving the surrounding Woodham/New Haw residential area. The Broadway sits immediately off Woodham Lane, a key route linking New Haw with Woking, Weybridge and Addlestone, and the premises benefits from nearby independent retail and service occupiers within the parade. Byfleet & New Haw railway station is close by, providing South Western Railway services towards Woking and London Waterloo.

Terms

New effectively full repairing and insuring lease with a term to be agreed.

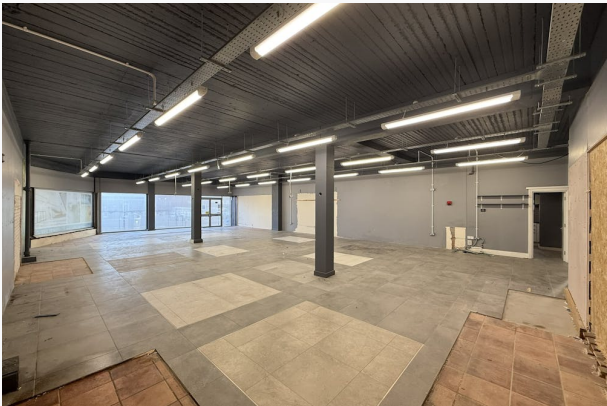
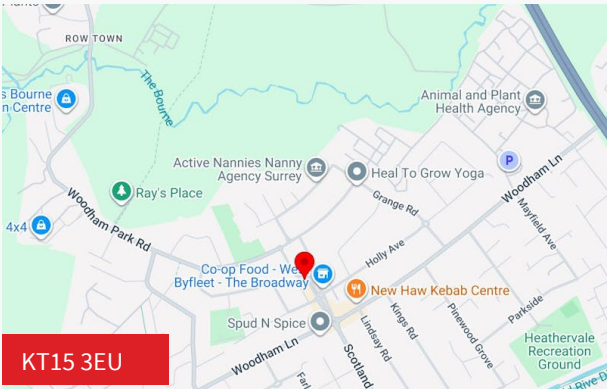
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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