



## Freehold Mixed Use Investment

### 21-22b Station Parade

Virginia Water, GU25 4AE

Investment

# FOR SALE

**2,395 sq ft**

(222.50 sq m)

- Prominent Property with Scope for Development (Subject to Planning)
- Two Retail Units and Two Residential Properties
- Land to the Rear for Parking or Future Development (STP)
- Near Public Parking and Virginia Water Railway Station



# 21-22b Station Parade, Virginia Water, GU25 4AE

## Summary

Available Size	2,395 sq ft
Price	Offers in excess of £700,000
Business Rates	See Below
EPC Rating	Property graded as B-E

## Description

This mixed use parade is located in the heart of Virginia Water on the busy Station Parade by the Railway Station with ample public parking nearby. The property comprises 2 ground floor retail units and 2 residential flats on the first floor. There is parking to the rear.

## Location

The parade is located in a prime position on the same road as Virginia Water railway station which provides a regular service to London Waterloo and with quick and easy access to the M3, M25 and M4 motorways. Nearby occupiers include Costa Coffee, Toni & Guy, Chancellors and Knight Frank Estate Agents as well as independent occupiers such as Cielito, Peek Boutique and Koncept by Peek.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	EPC
Ground - 21 Station Parade	653	60.67	£18,500 /annum	£7,734.50 /annum	D (78)
Ground - 22 Station Parade	613	56.95	-	£8,108.75 /annum	B (33)
1st - 21A - 2 Bed Flat	675	62.71	£17,400 /annum	n/a	E (45)
1st - 22B - 1 Bed Flat	454	42.18	-	n/a	E (44)
Total	2,395	222.51			

## Viewings

Strictly by appointment with the agent.

## Terms

The property is available freehold. Combined passing rent is £35,900 pax made up from one retail shop and one residential 2 bed flat.

Tenancy schedule:

21 - lease end Feb 2031 - tenant break August 2026 - rent: £18,500 pax - rent review: Feb 2026 - Inside the Act

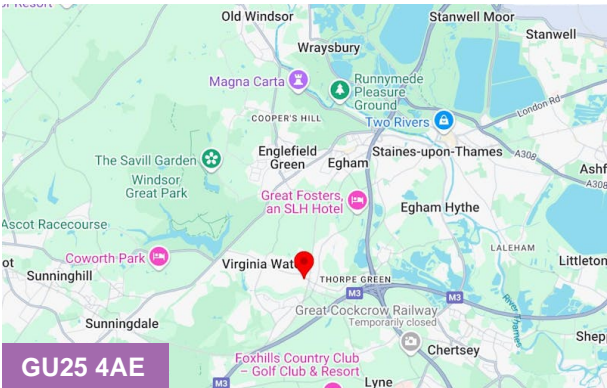
21a - 1 year AST ending 31st March 2026 - Rent: £17,400 pa

22 - Under offer details available on request

22b - Vacant & sold with vacant possession

## Legal Costs & VAT

Each party to pay their own legal costs. All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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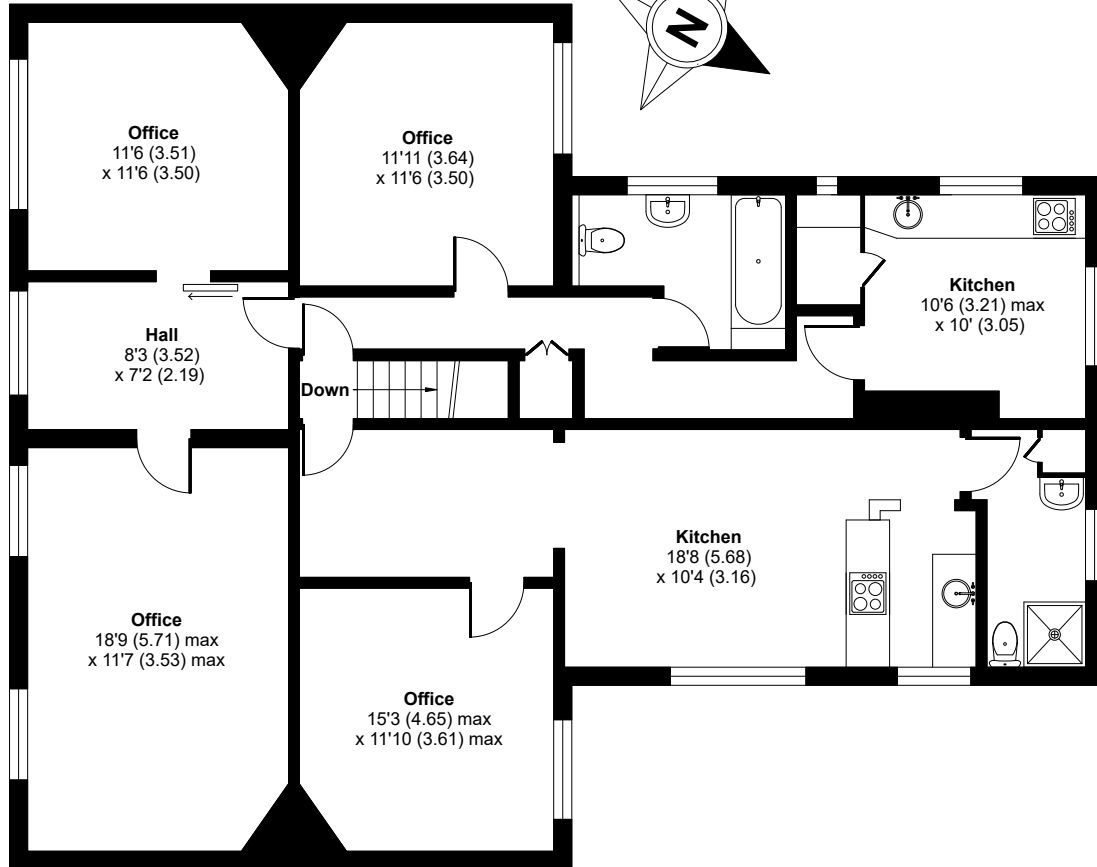
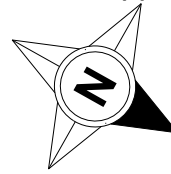


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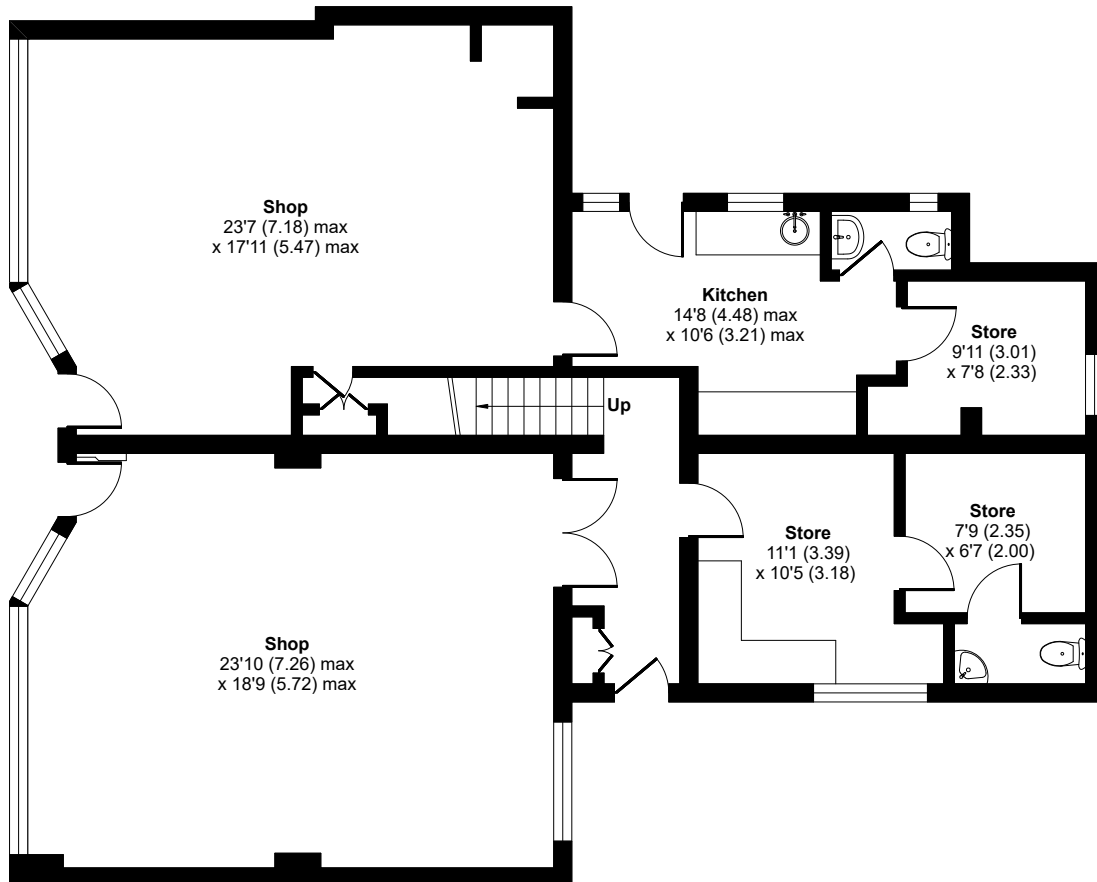
# Station Parade, Virginia Water, GU25

Approximate Area = 2781 sq ft / 258.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Page Hardy Harris Limited. REF: 1258028

