



HARRINGTONS

— DRY CLEANERS & LAUNDERERS —



VERMONT
Veterinary Surgery

0344 844 844

Owen
Isherwood
CHARTERED SURVEYORS

9 Station Approach, Virginia Water, GU25 4DW

FOR SALE | 1,550 SQ FT (144 SQ M)

Freehold Retail Investment

- Ground Floor Retail Tenant – Let at £55,000 p.a. in 2018.
- Rent review every 5th year anniversary of the lease (2023 review un-activated).
- Strong local parade in popular, affluent area of Surrey.
- Potential for a number of uses (subject to planning).



Location

The town of Virginia Water is located on the South-Western outskirts of Greater London, situated outside of the M25 ring road and just north of the M3 motorway linking London and Southampton. Local transport links include National Rail Services running into London Waterloo, Reading and Weybridge, as well as bus links to the neighbouring towns of Staines, Sunningdale and Thorpe. Station Approach itself is central within the town, situated close to both local transport links and other retail offerings within the town as well as parking opposite.

Description

The premises are based the ground floor with the above apartment sold either separately (at a different asking price) of are of a brick-and-slate construction with traditional floor-to ceiling window frontage on the ground floor. Internally the premises have been kept in a good and tenantable condition. Current tenant operates a dry cleaners with the appropriate local planning consents.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,550	144	Available
Total	1,550	144	

Price

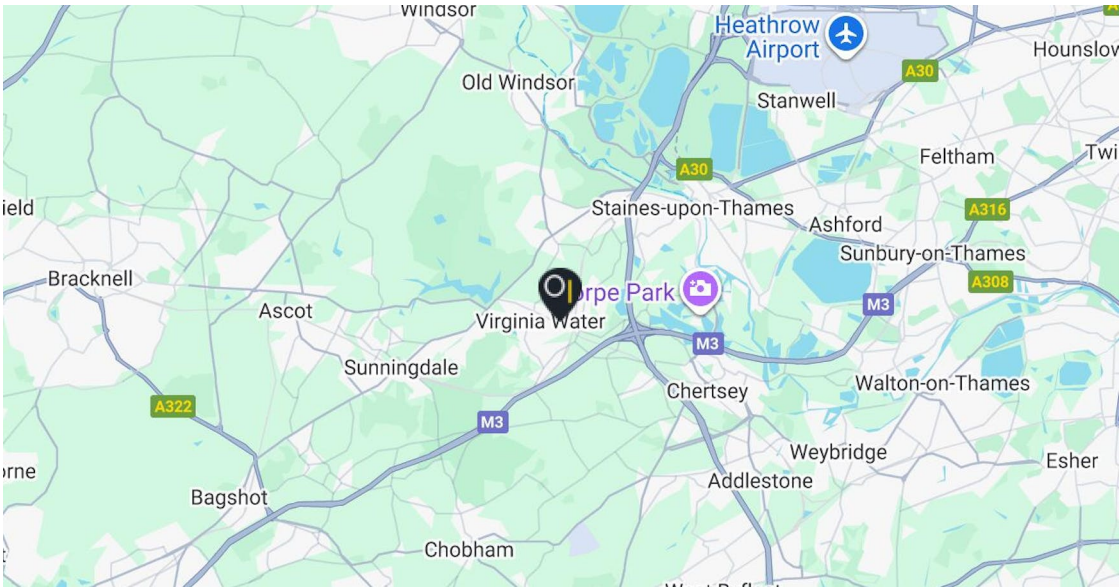
Offers in the region of £770,000 Sale to be treated as a Transfer of a Going Concern (TOGC) to exclude VAT payment.

EPC

B (37)

Legal costs

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



Contact

Alex Bellion

T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

Kieran Morgan

T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated