



154 Station Road / 1 Corrie Road
Addlestone, KT15 2BD

**Freehold mixed-use part
vacant investment in
Addlestone town centre**

1,466 sq ft
(136.20 sq m)

- Prominent corner position with return frontage
- Ground floor café/play centre let at £17,500 per annum on a 20-year lease from May 2024
- Re-roofed with new slate covering with 15-year guarantee and new double glazed windows
- Newly fully refurbished to a high standard vacant two-bedroom, two-bathroom flat above. ERV of £19,500 per annum / Total ERV £37,000 per annum

Summary

Available Size	1,466 sq ft
Price	Offers from £575,000
Rates Payable	£5,730 per annum From 2026 Rating List
Rateable Value	£15,000
VAT	Not applicable
EPC Rating	B

Description

The property comprises a freehold mixed-use investment arranged as a ground floor retail unit with a newly refurbished two-bedroom flat above. It occupies a prominent corner position in Addlestone town centre, with nearby occupiers including Tesco, Domino's and Wimpy.

The ground floor is let as a café and children's play centre on a 20-year lease from May 2024 at £17,500 per annum. The lease provides for five-yearly upward-only rent reviews to the higher of open market rent or RPI, with tenant and landlord break options in years 10 and 15. The lease is contracted outside the Landlord and Tenant Act 1954.

The first floor flat is self-contained, newly refurbished and unused. It will be sold with vacant possession and has an estimated rental value of £19,500 per annum. The flat may appeal to owner occupiers, buy-to-let investors or HMO investors, subject to the necessary consents and licences. There is additional loft space.

Location

Addlestone is a popular and vibrant Surrey town located approximately 20 miles southwest of central London and lies approximately 1 mile from Junction 11 of the M25 motorway. Woking, Chertsey and Weybridge are all within 1 mile of the town and Guildford lies approximately 10 miles to the south. Addlestone train station is only a 2-minute walk and provides a regular and fast service to Waterloo with an approximate journey time of 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	687	63.82
1st - 2-Bed Flat	779	72.37

Viewings

Strictly via appointment with the sole agents Curchod & Co.

Terms

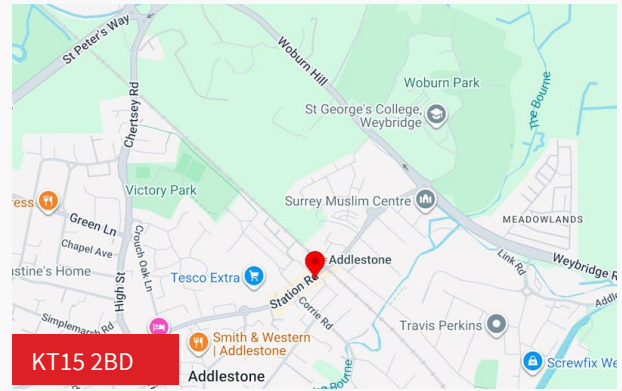
The freehold interest is available with offers from £575,000. Each party is to bear its own legal and professional costs. The property is not elected for VAT.

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.

Planning

There is planning permission Ref RU.24/1662 to convert the loft space into a 1 bedroom flat which has not been carried out by the sellers.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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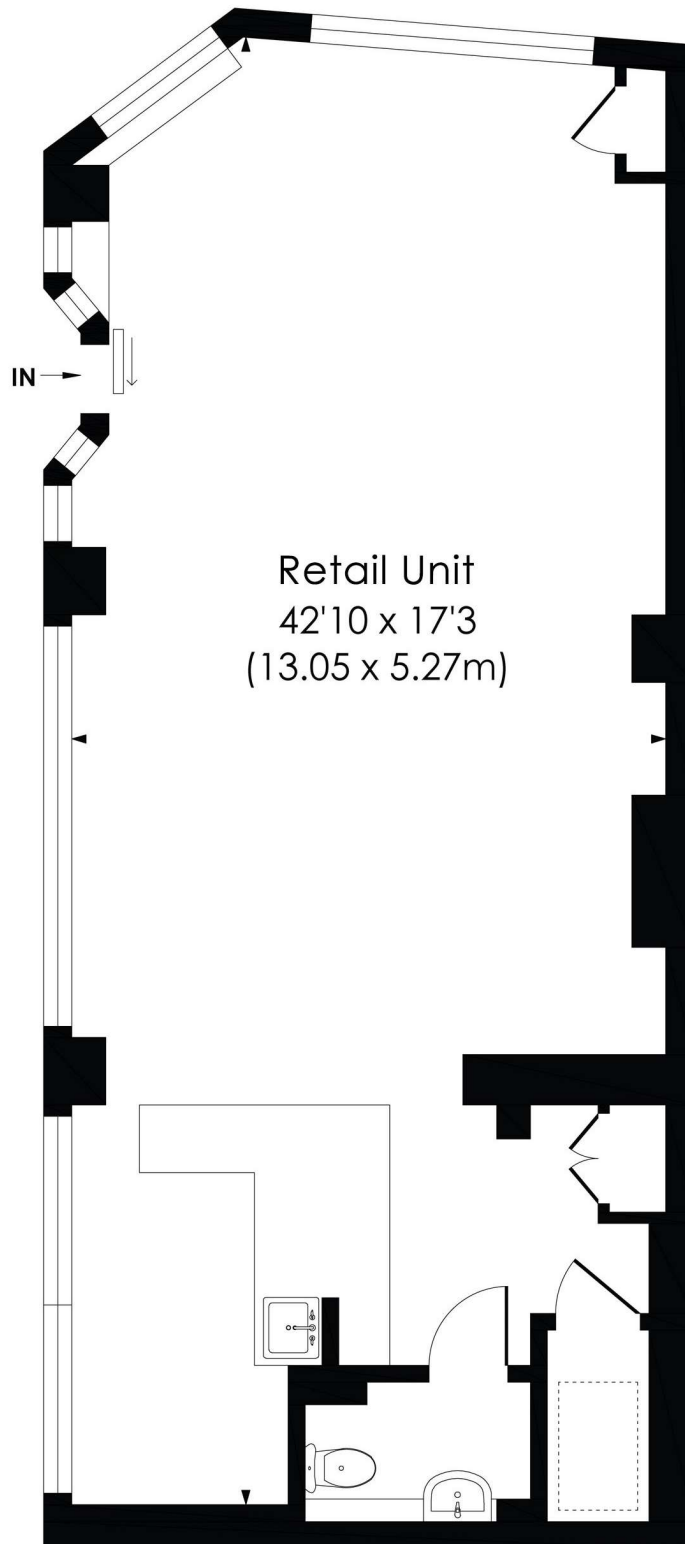
STATION ROAD, KT15

Approx. Gross Internal Floor Area

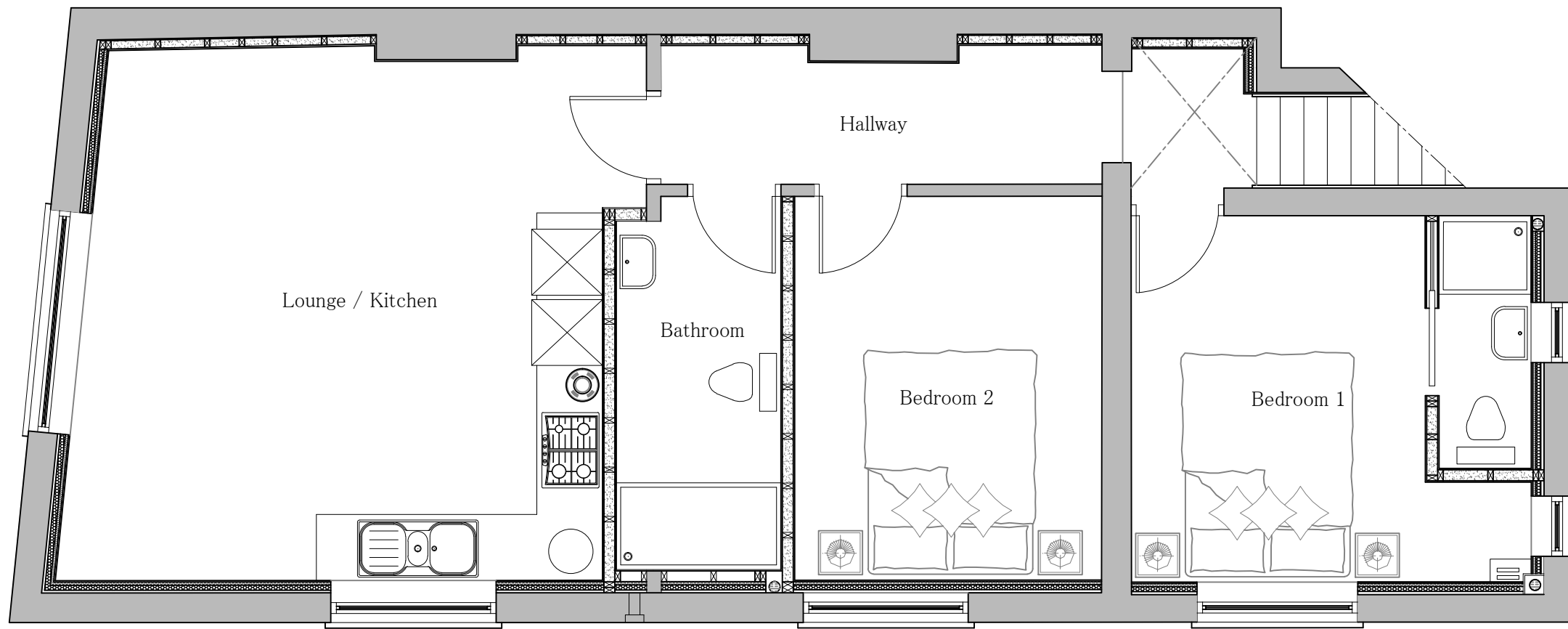
761 Sq. ft/70.71 Sq. m

Approx. Net Internal Floor Area

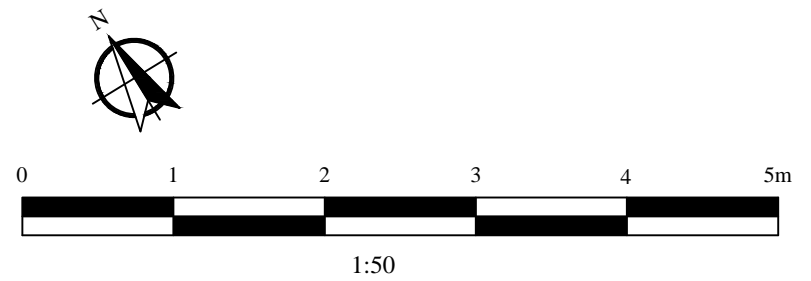
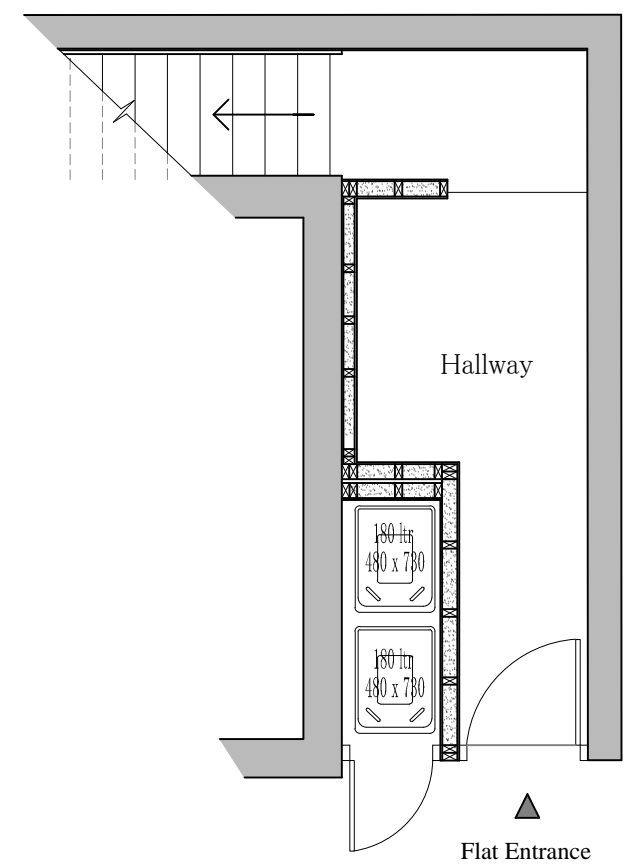
687 Sq. ft/63.79 Sq. m



GROUND FLOOR



EXISTING FIRST FLOOR FLAT @ 1:50



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Status: _____
 Client: **MR M CHILDS**
 Project Title: **1 CORRIE ROAD,
 ADDLESTONE,
 SURREY. KT15**

Rev.	Date	Detail
DRAWING Title: EXISTING FIRST FLOOR FLAT		
Scale: 1:50 @ A3	Date: 23/03/26	Drawn: OB
DRAWING No: 7 - 206		Rev.:

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