

E (Commercial / Business / Service)

TO LET



CURCHOD&CO



131 Station Road

Addlestone, KT15 2AT

Prime Class E/Takeaway Unit

502 sq ft

(46.64 sq m)

- High street position close to Addlestone Railway Station
- Existing restaurant fit-out and extraction
- Local retailers include Tesco Extra, Greggs & Wimpy

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	502 sq ft
Rent	£18,150 per annum
Rates Payable	£5,061.50 per annum The property should qualify for a level of small business rates relief. Please enquire of the local authority for further information
Rateable Value	£13,250
Service Charge	Ad-hoc
VAT	To be confirmed
EPC Rating	C (71)

Description

The property comprises of a self-contained ground floor Class E/Takeaway premises with a rear W.C and exit/loading access. The property benefits from an existing restaurant fit out with extraction.

Location

The property is located on Station Road in Addlestone being the towns main retail thoroughfare. The property is located approximately 0.2 miles away from Addlestone Train Station, 1.8 miles away from M25 and 1.2 miles away from Weybridge High Street.

Addlestone is a popular 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	Availability
Unit - Retail	502	46.64	Available
Total	502	46.64	

Terms

A new effective full repairing and insuring lease is available for a term to be agreed.

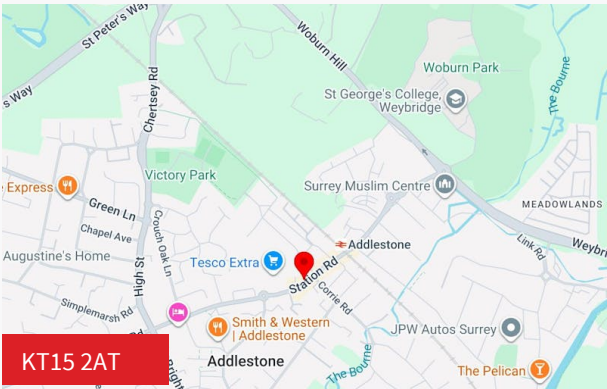
Legal Cost/VAT

Each party to be responsible for their own legal costs incurred in any transaction.

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

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.



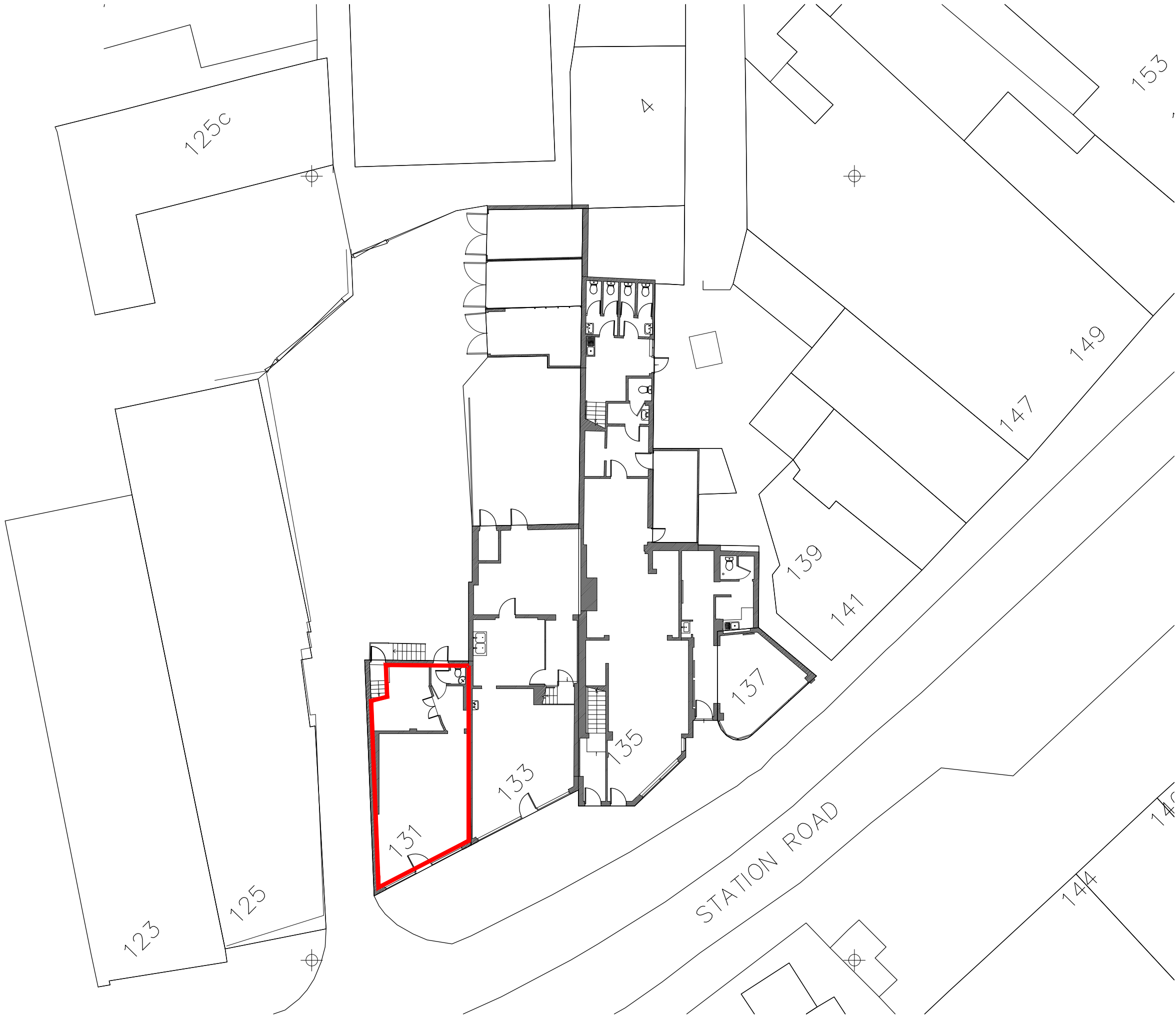
Viewing & Further Information

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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) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 30/07/2026

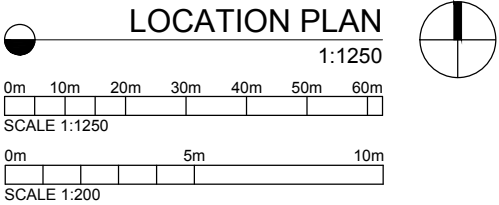
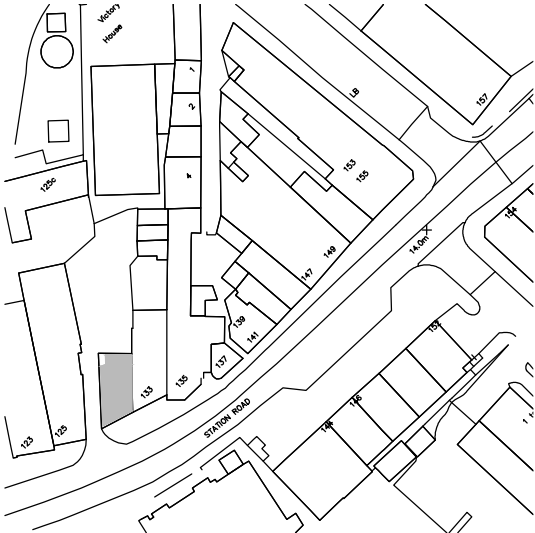




GENERAL NOTE
This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued.
All interior dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All levels and dimensions must be checked on site.
Any discrepancies with the information depicted in this drawing must be reported in writing. Responsibility cannot be accepted for alterations made to this drawing without prior permission.
This drawing must not be photocopied, scaled or reproduced otherwise scale accuracy cannot be guaranteed.
This drawing should not be used in any circumstances for any structural calculation or building construction / demolition work.

Land Registry Note
This drawing has been created in accordance with the Land Registry Practice Guide 40.

 = Extent of demised premises



PROJECT TITLE

**131 STATION ROAD
ADDLESTONE
KT15 2AT**

DRAWING TITLE
**LAND REGISTRY COMPLIANT PLAN
GROUND- FLOOR PLAN**

AREA

SCALE	SIZE	DRAWING
1:200	A3	LP01
DRAWN	CHECKED	DATE
AYH	XX	07/06/2026