

Confidential Sale

Retail Shop Lease for Sale

10 Station Parade Surrey -GU25 4AB

439 ft²

40.78 m²



The property occupies a prominent corner position in this busy local shopping parade which is part of the approach road to Virginia Water's mainline railway station. The parade has a diverse range of independent retailers. The local public library is located to the rear of this parade.

Free parking is available on the street in front of the parade and opposite is a large public car park.

Description

A self-contained retail property with a prominent corner frontage and rear access for servicing.

Dimensions & Areas

Internal Width	5.66 m	18ft 7 ins
Ground Floor	40.78 sqm	439 sqft
External Store	3.1	33 sqft

Rent £24,000pax

Lease

A full repairing and insuring lease for 20 years from Sept 2016 Sections 24 -28 of the L&T Act, subject to a rent review and a tenants break clause every 5th year.

Premium £20,000

Business Rates

Rateable Value £16,000

Energy Performance Certificate C (73)

Costs

The parties will be responsible for their own legal costs.

Inspections

Arranged through this office



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