

To Let - Shop Premises with Upper Parts
44 Station Road Addlestone KT15 2AF
(125.30m² (1,349ft²) Net Internal Area)



Runnymede Borough Council is pleased to offer this well located commercial unit. This unit is presently arranged with the two upper floors providing ancillary staff/kitchen/office/storage space

Positioned towards the western end of Station Road, this commercial unit is close to the new Runnymede Civic Centre which combines Council, Police and Library services, is opposite the town's day centre and medical centre, and will be adjacent to a new, large format Lloyds Pharmacy. This location therefore offers good potential for trade from pedestrians passing to and from these services and the town centre. On-street, short term parking for clients, is also a benefit to the front.

Addlestone enjoys easy access to the M25 motorway at Junction 11 and from there easy connections to the surrounding road network and Heathrow Airport. Addlestone railway station is around five minutes walk providing services to London Waterloo in under an hour. Buses stop nearby in Station Road providing good local connections.

Addlestone offers a good range of retail and other commercial services including a Tesco Extra in the centre of the Town.



- Rent:** Offers invited around £20,000 per annum exclusive of business rates.
- Rateable Value:** £13,000 (2005 List Value)
- Rates Payable:** £6,305 p.a. (based on 48.5 pence in £ for 2009/2010 Uniform Business Rates multiplier) but please check individual circumstances – RBC Business Rates 01932 - 425415/2
- Internal Floor Area:** 125.30m² (1,349ft²) approx net internal area:
Ground floor sales (max) 72m² (774ft²)
Ground floor storage 11.10m² (119ft²)
First floor staff room/store 19.70m² (212ft²)
Second floor Storage 26.10m² (281ft²)
- Shop Unit Width:** 5.10m (16ft 9ins) approximately
- Planning/Use Class:** Planning consent exists for `A2` uses (financial and professional related services) but a presumption of permitted change, to use within `A1` use class including general retail services exists. Please contact the Planning Advisor for the South Team with any proposed use queries: 01932 - 425131
- Parking Facilities:** Rear service area, presently with rear access at first floor.
- Service Charges:** The Landlord arranges buildings insurance on a block policy and recharges on a percentage of total floor area basis. The service charge also covers the costs of communal cleaning, lighting and external building maintenance.
- Legal Costs:** Each party to bear their own costs

For further information, to arrange a viewing or discuss terms please contact David Yetton on Tel: 01932 - 425696 or Jo Dove on Tel: 01932 - 425692
jo.dove@runnymede.gov.uk

These particulars are provided in good faith as a general guide without any guarantee or warranty by the Lessor and do not constitute or form part of any contract, any prospective Lessee must satisfy themselves as to the accuracy of the information supplied by inspection and enquiry