



## 1 New Haw Road, Addlestone, KT15 2BZ

### SUMMARY

- Commercial unit with large forecourt
- First floor and ground floor office space available
- Suitable for various businesses (STP)
- Ideal property for a car showroom
- Total approximate area 5,607 sqft
- Sui Generis class use
- Can be let as a whole
- Ground floor & forecourt available at £52,000pa
- First floor office available at £10,000pa

### LOCATION

The property is located in Addlestone within Surrey. Road connections are excellent being located close to the M3 and M25 with further connectivity to the rest of London. Addlestone Rail Station is approximately 0.8 miles from the property and connects straight to Waterloo Station.

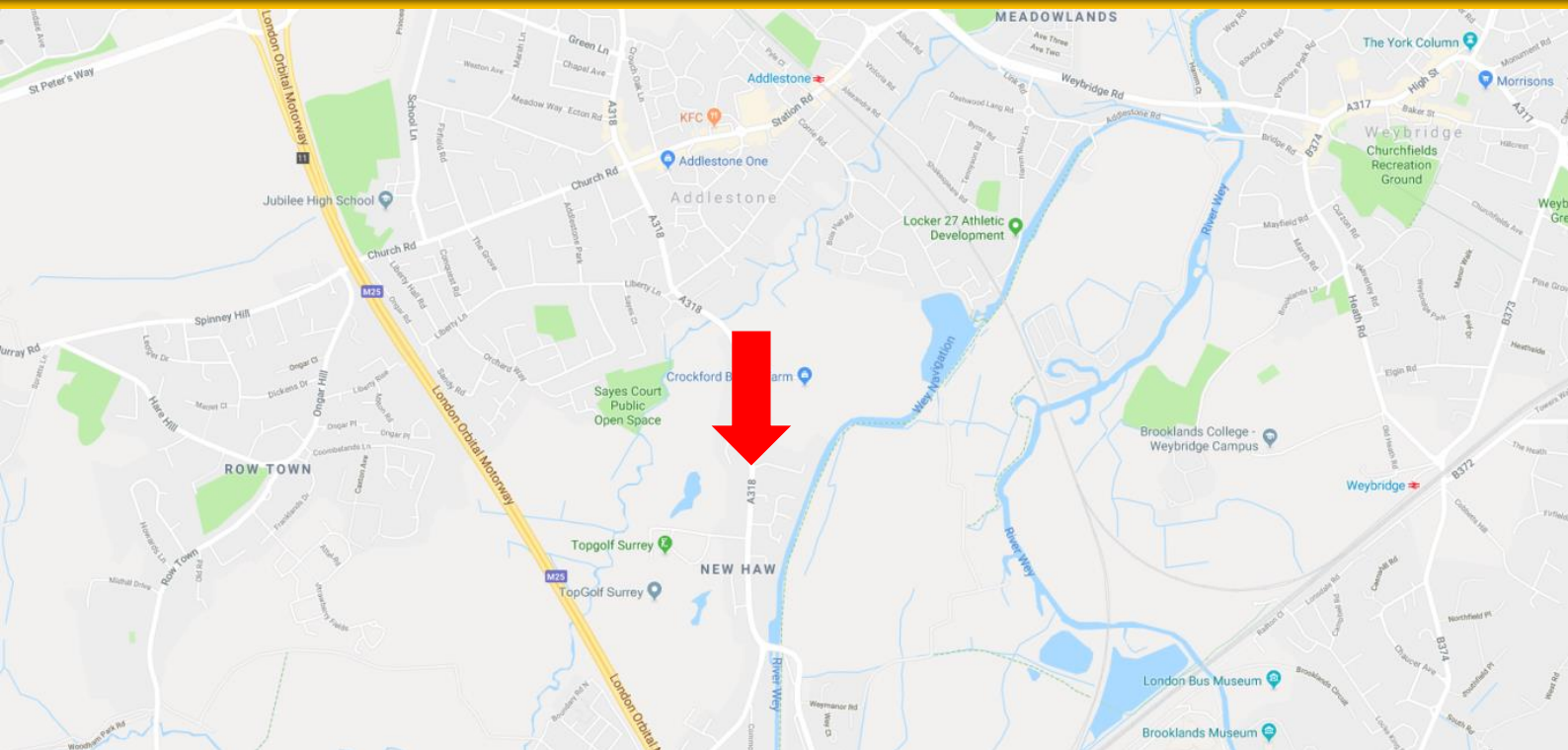
### DESCRIPTION

Large ground floor showroom available with a forecourt fronting New Haw Road. The property can be let with the first floor that consists of partitioned office space accessed via the showroom and the rear. The property benefits from a rear workshop space. The forecourt can hold approximately 21 cars.

### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Showroom	190.50	2,049
Ground	Office	27.55	297
First	Store	32.40	348
First	Workshop	64.54	694
First	Kitchen	6.16	66
Ground	Forecourt	c. 200.00	c. 2,153
Total		521.15	5,607



## TENURE

Rental £62,000pa

## BUSINESS RATES

Rateable value £53,500

Rates payable £25,680

Interested parties are advised to confirm the rating liability with the Local Authority.

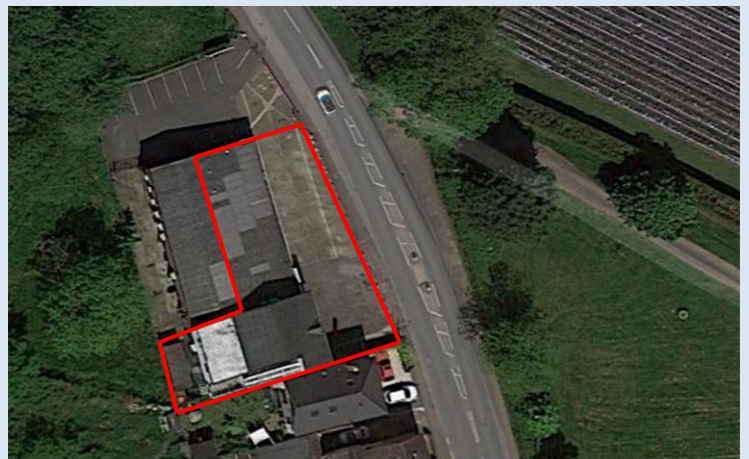
## VAT

To be confirmed

## ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Tenants or Purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £3,000. This deposit is not refundable except if the Vendor withdraws, clear title cannot be proved or the Tenants' references are not acceptable to the Landlord. This deposit is held in our client account until completion.



## VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Gaurav Sarna** 0208 569 8500

E-mail: [gaurav@monarchcommercial.co.uk](mailto:gaurav@monarchcommercial.co.uk)

**Raj Sandhu** 0208 569 8500

E-mail: [raj@monarchcommercial.co.uk](mailto:raj@monarchcommercial.co.uk)

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