

SHOP TO LET

SUBJECT TO VACANT POSSESSION

10 Station Parade, Virginia Water GU25 4AB

**WRIGHT &
PARTNERS**

LOCATION

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 unit overlooks a public car park and there is free street parking outside the parade.

DESCRIPTION

The property has most recently been used as a dry cleaners, and has been fitted out to a high standard.

At the rear of the property there is a shared yard for servicing and one allocated car parking space.

Retail Area 481 sq ft

LEASE

The property is available on a new FR&I lease, outside Sections 24 -28 of the L&T Act, for a term to be agreed

RENT

£24,000 per annum exclusive



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Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.