



**LETTING COMPLETED IN JULY 2023**



## Ground Floor Retail Unit, Aviv Place

244 Station Road, Addlestone, KT15 2PS

### Rare Long-Leasehold Investment For Sale

2,583 sq ft

(239.97 sq m)

- Timings on completion of Tenant Fit Out TBC
- Let to Vet-AI Ltd on a 20-year lease term (10-year term certain)
- Annual Rental Income = £55,000 per annum exclusive
- Located within a Residential Development
- Parking

# Ground Floor Retail Unit, Aviv Place, 244 Station Road, Addlestone, KT15 2PS

## Summary

Available Size	2,583 sq ft
Price	£1,000,000 Subject to Contract & exclusive of VAT for the 999 year long leasehold interest.
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
EPC Rating	A (24)

## Description

The subject property is located on Ground Floor level within a Residential Development. Curchod & Co have been informed there are 39 flats on-site.

The subject property is let to Vet-AI Ltd (company number: 11343174) on a 20-year lease term from 28th July 2023 at a rent of £55,000 per annum exclusive. The lease is outside the security of tenure provisions within the Landlord and Tenant Act 1954. There is a mutual break option on 28th July 2033 (Break Date). There is a 12-month rent deposit held. The rent is to be reviewed on an upward only basis every 5 years to be the higher of either Open Market Rental Value or RPI compounded annually subject to a collar of 2% and cap of 5%. The tenant is to pay a service charge on an annual basis.

Curchod & Co can provide the required lease documentation on request.

## Location

The property is located down Station Road in Addlestone, adjacent to the roundabout by Gardens Close, Hawker Drive and Station Road. The property is located approximately 0.1 miles away from Addlestone Train Station, 1.8 miles away from M25 and 1.2 miles away from Weybridge High Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,583	239.97
<b>Total</b>	<b>2,583</b>	<b>239.97</b>

## Viewings

All viewings must be arranged in advance with Curchod & Co.

## Anti Money Laundering

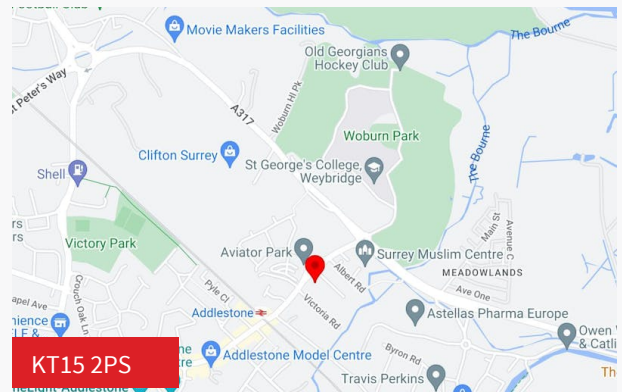
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs

Each party to be responsible for their own legal and other professional costs for this sale.

## Price

Price on Application



## 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 21/03/2024

