

Mixed-Use Investment - Surrey, GU25

FOR SALE

Ground Floor Let to IVC Evidensia

12-13 Station Parade, Virginia Water, Surrey, GU25 4AB

Harston & Co

For more information call us on 020 3371 0061



Highlights

- Double fronted commercial unit, large split level flat, and rear garage adjacent to Virginia Water railway station
- Part of the ground floor is let to IVC Evidensia on a 15-year lease from January 2025 with a passing rent of £52,000 per annum
- Development potential to reconfigure the upper parts and extend at the rear (STPP)
- VAT is not applicable
- EPC rating - C

Location

The property is situated within a busy mixed-use parade in the affluent London suburb of Virginia Water. Nearby occupiers include Costa Coffee, Chancellors, Knight Frank and a range of independent operators. Virginia Water train station is immediately adjacent to the property and provides a direct service to London Waterloo in 45 minutes. Access to the M3 is 1 mile away, which in turn provides access to the M25. Heathrow airport is 7 miles north of the property.

Please note all times and distances given are approximate only.

Description

The property has most recently traded as a restaurant, bar and wine shop. The ground floor is arranged as an interconnecting double fronted unit measuring 1,603 square feet (148.92 square metres). The upper parts above 13 Station Parade are internally accessed and arranged as a split-level 3-bedroom flat measuring 1,391 square feet (129.16 square metres). To the rear is a garden and standalone storeroom accessed via a well-maintained service road. Subject to obtaining appropriate consents, there is potential to self-contain the flat from the rear of the property. We are informed that there are separate services supplying each part of the building. All interested parties are to rely on their own enquiries with regards to services.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Lease

Part of the ground floor has been let to IVC Evidensia on a 15-year lease from January 2025 with a passing rent of £52,000 per annum. The lease allows for CPI linked rent reviews in 2030 and 2035. There are no break clauses. The area demised to IVC Evidensia is shown in blue on the plan within this brochure.

Tenure

The properties are to be sold subject to the lease in favour of IVC Evidensia. The rest of the property will be sold with vacant possession. 12 Station Parade is held on a 999-year lease. 13 Station Parade is freehold.

VAT

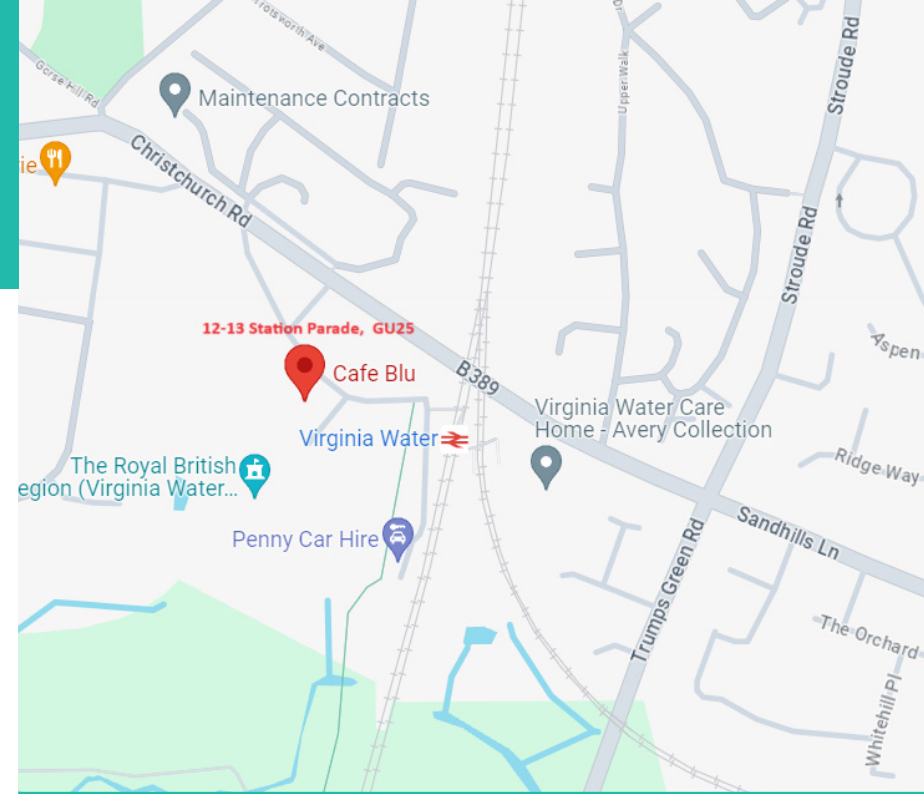
We understand that the property has not been elected for VAT.

Terms:

Offers are invited in excess of £1,050,000, subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



Price:

Offers over £1,050,000

Harston&Co

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Approx. Gross Internal Floor Area

TOTAL: 3259 Sq. ft/302.77 Sq. m

GROUND FLOOR: 1603 Sq. ft/148.92 Sq. m

FIRST FLOOR: 875 Sq. ft/81.25 Sq. m

SECOND FLOOR: 516 Sq. ft/47.91 Sq. m

STORE: 265 Sq. ft/24.69 Sq. m



Key:

 Ground Floor Let to IVC Evidensia

