



ADDLESTONE

2B, ADDLESTONE ONE,
SURREY

Suitable for Retail, Catering, Health & Fitness, Services

LOCATION

Located within the modern Addlestone One Development off Station Road, the unit sits close to **Nandos, Boots Opticians, The Light Cinema, Anytime Fitness, MooBoo** and the new 14,000 sq ft **Kick X Football Arena**. The development also boasts **Waitrose, Premier Inn** as well as the local council offices and library with 300 plus car parking spaces.

ACCOMMODATION

Arranged over ground floor only the unit comprises the following approximate floor areas and dimensions: -

Internal Width:	25 ft 3 ins	7.7 m
Shop Depth	44 ft 7 ins	13.6 m
Ground Floor Sales	1,112 sq ft	103 sq m
Kitchen/Staffroom:	86 sq ft	8 sq m
Storage	160 sq ft	15 sq m

TERMS

Available on a short term/pop-up lease – terms to be agreed.

QUOTING RENT

£29,500 pax.

SERVICE CHARGE

The Service charge for the current year is £4,596.

BUSINESS RATES

Rateable Value 2024	£18,250
Rates Payable 2024/2025	£9,106

Interested parties are advised to check with the local rating authority.

EPC

To be confirmed

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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First Floor

Unit	Sq ft	Tenant	Status
Unit A		Premier Inn	OPEN
Unit D	9,017	Waitrose	OPEN
Unit B1	1,850	Dentist	OPEN
Unit C	3,761	Funfair Mini Golf	OPEN
Unit E	5,892	Anytime Fitness	OPEN
Cinema		The Light	OPEN
Unit 1	3,466	Nandos	OPEN
Unit 2a	1,562	Boots Optician	OPEN
Unit 2b	1,542	TO LET	AVAILABLE
Unit 3	2,349	TO LET	AVAILABLE
Unit 4	2,750	Terra Brazil	OPEN
Unit 5	1,775	COFFEE SHOP	TO LET - STVP
Unit 6A	c. 2,375	TO LET	AVAILABLE
Unit 6B	c. 1,500	Geek Retreat	OPEN
Unit 7	5,313	Smith & Western	OPEN
Unit 8 First Floor	c. 3,392	TO LET	AVAILABLE
Unit 9	1,685	TO LET	AVAILABLE
Unit 10/12/14	c. 14,000	KICK X FOOTBALL	OPEN
Unit 11	825	MooBoo	OPEN
Unit 13 First Floor	c. 3,200	Leisure	IN LEGALS

■ LET
 ■ AFL
 ■ IN LEGALS
 ■ IN DISCUSSIONS
 ■ AVAILABLE

Retained Agents



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