

POP-UP OPPORTUNITY



ADDLESTONE

UNIT 2B ADDLESTONE ONE

DESCRIPTION & LOCATION

Located within the modern Addlestone One Development off Station Road, the unit sits close to **Nandos**, **Boots Opticians**, **The Light Cinema**, **Anytime Fitness** and **MooBoo**. 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 and comprising 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.

RENTAL

£25,000 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £4,750.

BUSINESS RATES

Rateable Value from April 2026	£20,250.00
Rates Payable 2026/2027	£7,735.50

This estimate of Rates payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The property has an EPC Rating of B-44.

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

Ollie Haxton
020 7287 2155 / 07443 438 192
ollie@as-retail.co.uk

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk



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	TO LET	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	TO LET- POP UP
Unit 3	2,349	TO LET	TO LET
Unit 4	2,750	Terra Brazil	OPEN
Unit 5	1,775	COFFEE SHOP	TO LET – POP UP
Unit 6A	c. 2,375	TO LET	TO LET
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	TO LET	(SUBJECT TO VP)
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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