

TO LET - Retail Unit

11 Station Parade Virginia Water Surrey GU25 4AB



- Self-contained shop
- Good shop frontage
- Suspended ceilings with panel lighting
- Electric central heating

- 469 sq ft (NIA)
- W/C
- x1 allocated parking space

LOCATION

The property is situated on Station Parade in Virginia Water, Surrey. Virginia Water Station (South Western Overground Service) is a 1-minute walk away and provides direct service to London Waterloo in 45 minutes. Nearby occupiers include Costa, Morrisons and several other independent retailers.

DESCRIPTION

Self-contained ground floor retail premises with large window frontage. The property benefits from suspended ceilings with panel lighting and spot lighting, perimeter trunking, wooden and carpet flooring, electric central heating, ancillary storage, and W/C. There is access to the rear with x1 parking space.



ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Area	sqm	sqft
Sales area	25.18	271
Office	11.42	123
Storage	6.99	75
Total	43.59	469

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

PLANNING

Use Class E.

VAT

VAT may be applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

SERVICE CHARGE

Upon request.

RENT

£18,500 per annum.

TENURE

By way of assignment.

TERM

The building is available on an existing full repairing and insuring lease for a term of 10 years from October 2022, with a passing rent of £18,500 per annum and a tenant only break option at year 5.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



ZAK LOS
zak.los@g-s.co.uk
07810 447 572



BILLY ROBINSON
billy.robinson@g-s.co.uk
07471 533 559

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.