

# Mixed-Use Investment - Surrey, GU25

FOR SALE

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 to be sold with full vacant possession
- Located in the affluent London suburb of Virginia Water adjacent to Virginia Water railway station
- Development potential to self-contain the upper parts and extend at the rear (STPP)
- VAT is not applicable
- Offers are invited in excess of £950,000, subject to contract

## 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.

## Tenure

The properties are to be sold with full vacant possession. 12 Station Parade is held on a 999-year lease. 13 Station Parade is freehold.

## VAT

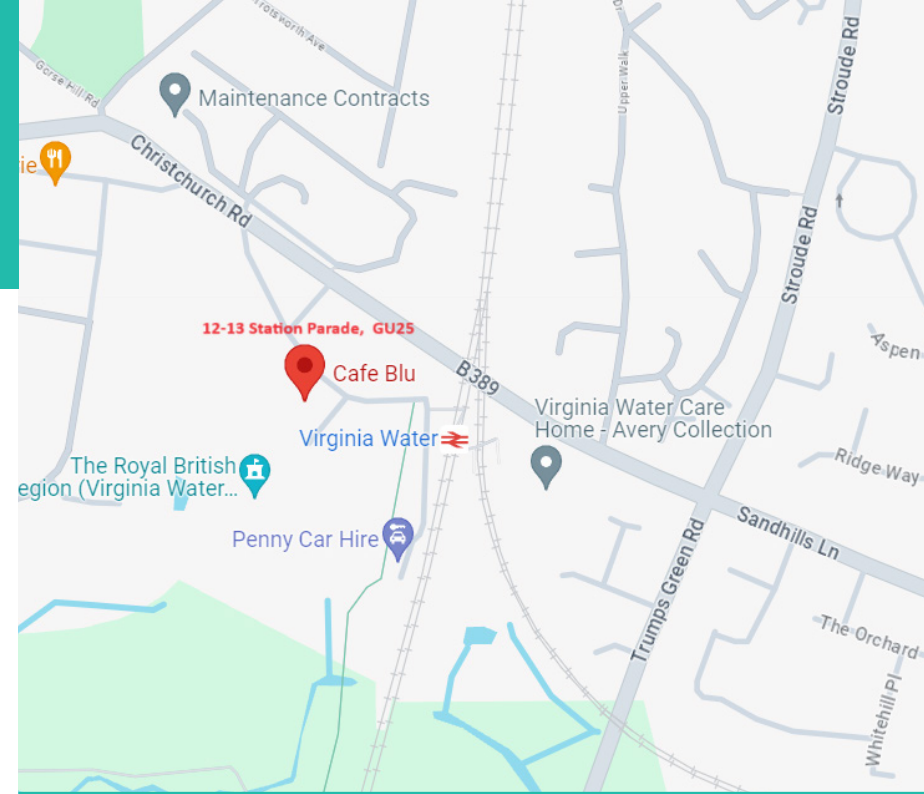
We understand that the property has not been elected for VAT.

## Terms:

Offers are invited in excess of £950,000, subject to contract.

## Viewings

Viewings are strictly by appointment through Harston&Co.



Price:

Offers over £950,000

# Harston&Co

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# STATION PARADE, GU25

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**



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