Retail

TO LET



Unit 1

One Crown Square, 1 Chobham Road, Woking, GU21 6HR

Modern Retail Unit in Woking Town Centre

2,298 sq ft

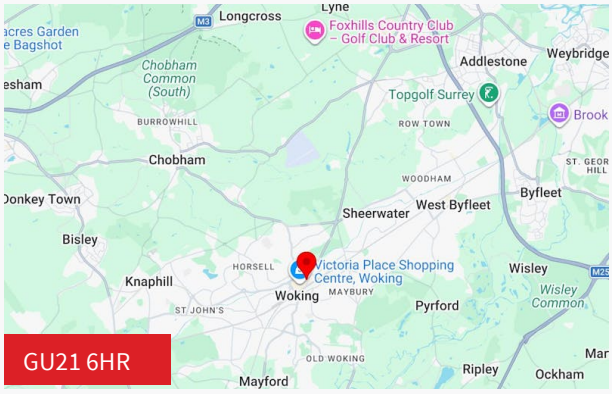
(213.49 sq m)

- Class E commercial unit suitable for retail, leisure and food & beverage uses
- Prominent corner position with extensive glazed frontage to Chobham Road
- Situated in Woking town centre, within a 2 minute walk of the mainline train station
- Self-contained former gym

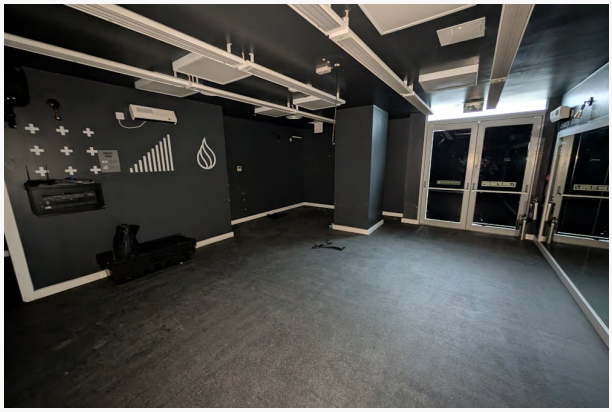
Unit 1, One Crown Square, 1 Chobham Road, Woking, GU21 6HR

Summary

Available Size	2,298 sq ft
Rent	£55,000 per annum
Rates Payable	£17,476.50 per annum
Rateable Value	£45,750
VAT	Applicable
EPC Rating	B (37)







Description

Unit 1 provides a prominent, self-contained Class E unit occupying a corner position on Chobham Road, close to Woking's main shopping centres. A former gymnasium with existing fit out, the unit offers largely open plan accommodation behind an extensive glazed frontage. The unit lends itself to a range of retail, leisure and food & beverage uses within Class E.

Location

One Crown Square is situated in Woking town centre, within a two minute walk of the mainline train station and several multi-storey car parks. Retail hubs such as Victoria Place and the Peacocks Centre are within easy walking distance, and the surrounding town centre has benefited from major regeneration including the Victoria Square development.

Woking Train Station offers frequent services to London Waterloo, with an approximate journey time of 25 minutes; nearby M25 and M3 junctions offer access to the wider road network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,298	213.49	Available
Total	**2,298**	**213.49**	

Terms

The property is available by way of a new 5-year lease outside the security of tenure provisions of the Landlord & Tenant Act 1954

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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