Retail

TO LET



8-10 Commercial Way

Woking, GU21 6EZ

Prime Class E Retail Unit

1,776 sq ft

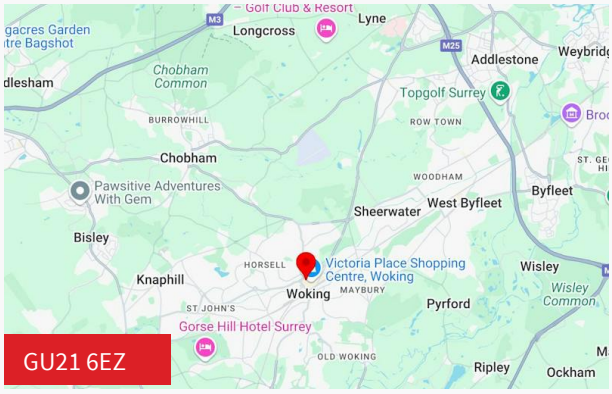
(165 sq m)

- Prominent double frontage onto Commercial Way
- Great retail pitch on busy retail thoroughfare
- Rear access and kitchenette
- Within walking distance to Woking station
- Close proximity to M25 and M3

8-10 Commercial Way, Woking, GU21 6EZ

Summary

Available Size	1,776 sq ft
Rent	£55,000 per annum
Rates Payable	£28,582.50 per annum
Rateable Value	£51,500
Service Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days





Description

The property comprises a ground floor retail unit situated on Commercial Way, a central location within Woking's primary retail area. The unit offers a clear and functional layout, with a main retail area and customer male and female W.C's to the front and ancillary accommodation to the rear. To the rear of the unit, there is a kitchenette and staff W.C.

Location

Nearby Victoria Place and The Peacocks shopping centre also provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away. Woking train station is located circa 0.2 miles south of the unit and provides direct services to London Waterloo, with journey times from 24 minutes. A number of pay and display car parks are located within walking distance of the town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,722	159.98	Available
Ground - Storage	54	5.02	Available
Total	**1,776**	**165**	

Terms

The property is available by way of a new lease directly from the Landlord.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal and other professional fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

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.

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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