Investment

FOR SALE

CURCHOD&CO



12 Commercial Way

Woking, GU21 6ET

Town Centre Mixed Use Investment

1,448 sq ft

(134.52 sq m)

- Prominent town centre position
- Close proximity to M&S, Boots and Gails
- Ground floor let at £30,000 per annum exclusive
- Flat 12a sold with vacant possession

12 Commercial Way, Woking, GU21 6ET

Summary

Available Size	1,448 sq ft
Price	Offers in excess of £520,000
Rates Payable	£9,550 per annum
Rateable Value	£25,000
EPC Rating	B

Description

The property comprises a ground floor lock-up Class E retail unit trading as Humphrey Bears Bakery, let on an effective full repairing and insuring lease for a term of ten years from November 2025 at a passing rent of £30,000 per annum. The lease provides for a fifth-year open market rent review and tenant break option. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

The first floor flat, known as 12a, comprises a one-bedroom flat and is to be sold with vacant possession. The block contains a further five long leasehold flats, each held on 125-year leases from 2006, subject to a ground rent of £75 per annum, doubling on every 25th anniversary of the lease.

The property fronts Commercial Way, the town centre's pedestrianised retail pitch. Nearby occupiers include Boots, Gail's, Marks & Spencer and Lark.

Location

The unit sits close to the entrance to Victoria Place shopping centre. This scheme offers a broad mix of national retailers and amenities just 2–3 minutes' walk away.

The town is well served by public transport, with bus stops a few hundred yards from the property and Woking mainline station approximately 0.2 miles to the south (a few minutes' walk), providing direct services to London Waterloo with journey times from 24 minutes. Numerous multi-storey and pay-and-display car parks are also within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	931	86.49
1st - Flat 1	517	48.03
Total	**1,448**	**134.52**

Viewings

Strictly via appointment with the sole agents Curchod & Co.

Terms

The freehold is available for offers in excess of £520,000.

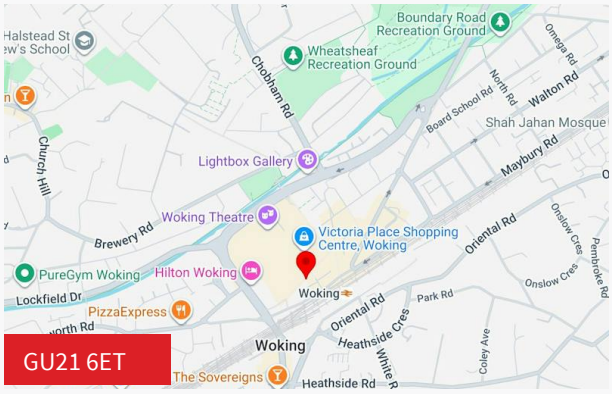
Anti Money Laundering

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 side to be responsible for the payment of their own legal costs incurred in the sale.

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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HUMPHREY BEARS BAKERY


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