UNIT 49 COMMERCIAL WAY WOLSEY PLACE SHOPPING CENTRE WOKING

GU21 6XR

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Pedestrianised & High Footfall High Street Unit - Lease Available

Ground Floor Commercial Space

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TO LET

KEY DETAILS

- Retail E Class use
- Pedestrianised High Street location
- High footfall
- Return frontage
- Highly visible

LOCATION

Woking is a popular commuter town within Surrey with a population of 103,900 (2011 census). Surrounding towns including Guildford approximately 6 miles to the south-west and Reading approximately 20 miles to the north-west.

Woking benefits from a mainline railway station with quick, direct services into Central London in around 25 minutes.

TRANSPORT

- Woking Station - 0.2 miles
- A3 - 4.5 miles
- Woking Station bus stop - 0.2 yards

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DESCRIPTION

The property occupies a central trading position on Commercial Way with a highly visible return frontage. The property forms part of the Wolsey Place Shopping Centre and is situated close to the Mercia Walk entrance.

Occupiers within the immediate vicinity include Superdrug, Lloyds Bank, Robert Dyas, TG Jones, Cote Brasserie and itsu.

ACCOMMODATION

The property is arranged over ground and first floor with the following approximate net internal areas:

	Size Sq.m	Size Sq.ft
Ground Floor	96.71	1,041
First Floor Anc	76.92	828
Total	**173.63**	**1,869**

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TERMS

The premises are held on a 10 year term from 11 May 2022 and expiring on 10 May 2032, granted inside the Landlord & Tenant Act. There is a tenant only break option on 11 May 2027 requiring 6 months' notice.

The current passing rent is £35,000 pa subject to a May 2027 rent review.

Consideration may be given to a new lease, subject to negotiation.

EPC

A new EPC has been commissioned. Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £36,500. For rates payable please refer to the Local Charging Authority, Woking Borough Council - 01483 755855.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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