

COMMERCIAL PROPERTY

PROMINENT RETAIL UNIT

TO LET

1,230 sq ft (114.27 sq m)



**SHOP 1, 15 GUILDFORD ROAD, WOKING,
SURREY, GU22 7PX**

Telephone: 01932 823614 Fax: 01932 854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Terms: (subject to contract)							
The premises are situated in a prominent position on Guildford Road within a busy parade, surrounded by occupiers such as Blockbuster, Co-op, Pizza Hut and Evans Cycles. The premises are close to Woking Town Centre and the Main Line Station which provides a fast and frequent service to London Waterloo (approx 25 mins).	The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.							
	Rent:							
	£29,500 per annum exclusive.							
Description:	Business Rates:							
The premises consist of a ground floor lock up shop benefitting from a wide frontage, WC and kitchenette facilities, vehicular rear access and loading.	Rateable Value	£25,000						
	Rates Payable	£10,825						
Legal Costs/VAT:	UBR: 43.3p in the £ (2011/2012)							
Each party bear their own legal costs incurred in the transaction. VAT may be charged at the prevailing rate.	All applicants are advised to verify this information with the Valuation Office Agency.							
Accommodation:	Viewing & Further Information:							
The property has been measured on the basis of net internal areas and the approximate areas are as follows:- <table border="1" data-bbox="100 1568 772 1702"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Retail area</td> <td>1,230</td> <td>114.27</td> </tr> </tbody> </table>		sq ft	sq m	Retail area	1,230	114.27	Strictly by appointment through sole agents.  CURCHOD & CO 01932 823614 www.curchodandco.com ioswin@curchodandco.com dgawne@curchodandco.com rnewsam@curchodandco.com	
	sq ft	sq m						
Retail area	1,230	114.27						

Oct 2011

SUBJECT TO CONTRACT