



14 Commercial Way

Woking, GU21 6ET

Prime Retail/Restaurant Unit in Woking town centre

887 sq ft

(82.40 sq m)

- Prominent Frontage with High Footfall
- Woking Town Centre
- Existing Restaurant Extraction
- Class E Use
- Short Distance to Woking Train Station

Summary

Available Size	887 sq ft
Rent	£35,000 per annum
Rates Payable	£7,353.50 per annum
Rateable Value	£19,250
Service Charge	adhoc
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The property comprises a prominent ground floor retail unit in Woking town centre with Class E use. The property provides visible frontage, benefitting from strong natural light with the added benefit of existing restaurant extraction.

Ancillary accommodation is provided to the rear, which includes storage, staff facilities and servicing access, making the unit suitable for a wide variety of retail, leisure or service-based occupiers.

Location

The property is situated on Commercial Way, one of the principal thoroughfares in Woking town centre. The immediate area comprises a well-established retail and commercial environment, with a range of national and independent occupiers nearby. The unit benefits from close proximity to the town’s main retail destinations, including Victoria Place and The Peacocks Shopping Centre.

Transport connectivity is excellent, with Woking railway station located approximately 0.2 miles from the property, offering direct services to London Waterloo with journey times from approximately 24 minutes. The surrounding road network provides convenient access to the A3, M25 and M3, supporting regional connectivity, while several public car parks are available within walking distance of the property.

Viewings

Strictly via appointment with the sole agents Curchod & Co.

Terms

Available by way of a new eFRI lease with terms to be agreed.

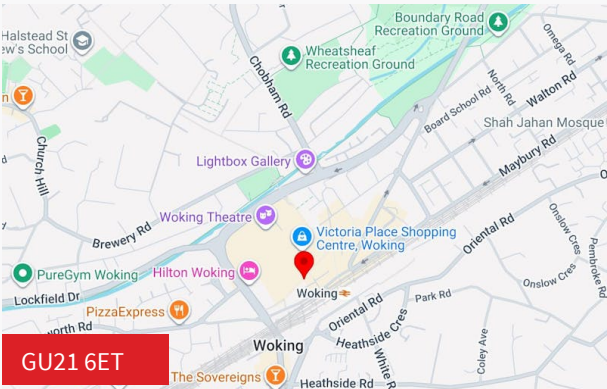
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks where legislation requires us to do so.

VAT/Legal Costs

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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