



Chartered Surveyors

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LARGE TOWN CENTRE RETAIL UNIT
1581 SQ.FT. (146.9 SQ.M.)
TO LET AT LOW RENT

(With consent for A1, A2 and A3 Use and potential for D1 subject to planning)



11 The Broadway, Woking, Surrey, GU21 5AP

LOCATION:

Well located 100 metres from Woking Main Line Station with numerous bus stops opposite. Within an established parade comprising Restaurants, Take-Away Units, Solicitors, Hair Salon, Dental Practice Premises, Furniture Retailer and Residential Letting Agent.

DESCRIPTION:

Our client has thoroughly refurbished this large retail unit to provide attractive split level floors at ground level with extensive basement storage below accessed via a wide staircase.

The accommodation comprises:

Ground Floor	:	502 sq.ft.
Lower Ground Floor	:	458 sq.ft.
Kitchenette	:	31 sq.ft.
W.C.	:	
Basement	:	<u>590 sq.ft.</u>

TOTAL : 1581 sq.ft. (146.9 sq.m.)

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AMENITIES:

- * Full width shop front
- * New gas fired heating with radiators
- * New quality fitted kitchen
- * Security shutters front and rear
- * Double Glazing
- * Disabled access
- * High ceiling
- * New Cat II lighting
- * Re-wired & Re-plumbed
- * Security Alarm (to be connected)
- * Rear Parking Space

LEASE TERM:

The Lease is to be on a full repairing and insuring basis at a rent of £16,000 per annum (only £10-12 per sq.ft.). Other terms available for discussion.

BUSINESS RATES:

The V.O.A. Website shows a Rateable Value of £21,500. Business Rates payable for the year 2011/2012 are calculated to be £9,310. (An Appeal has been lodged seeking a reduction in Rateable Value)

LEGAL COSTS:

The ingoing tenant to pay the Landlords legal costs in the transaction.

VIEWING:

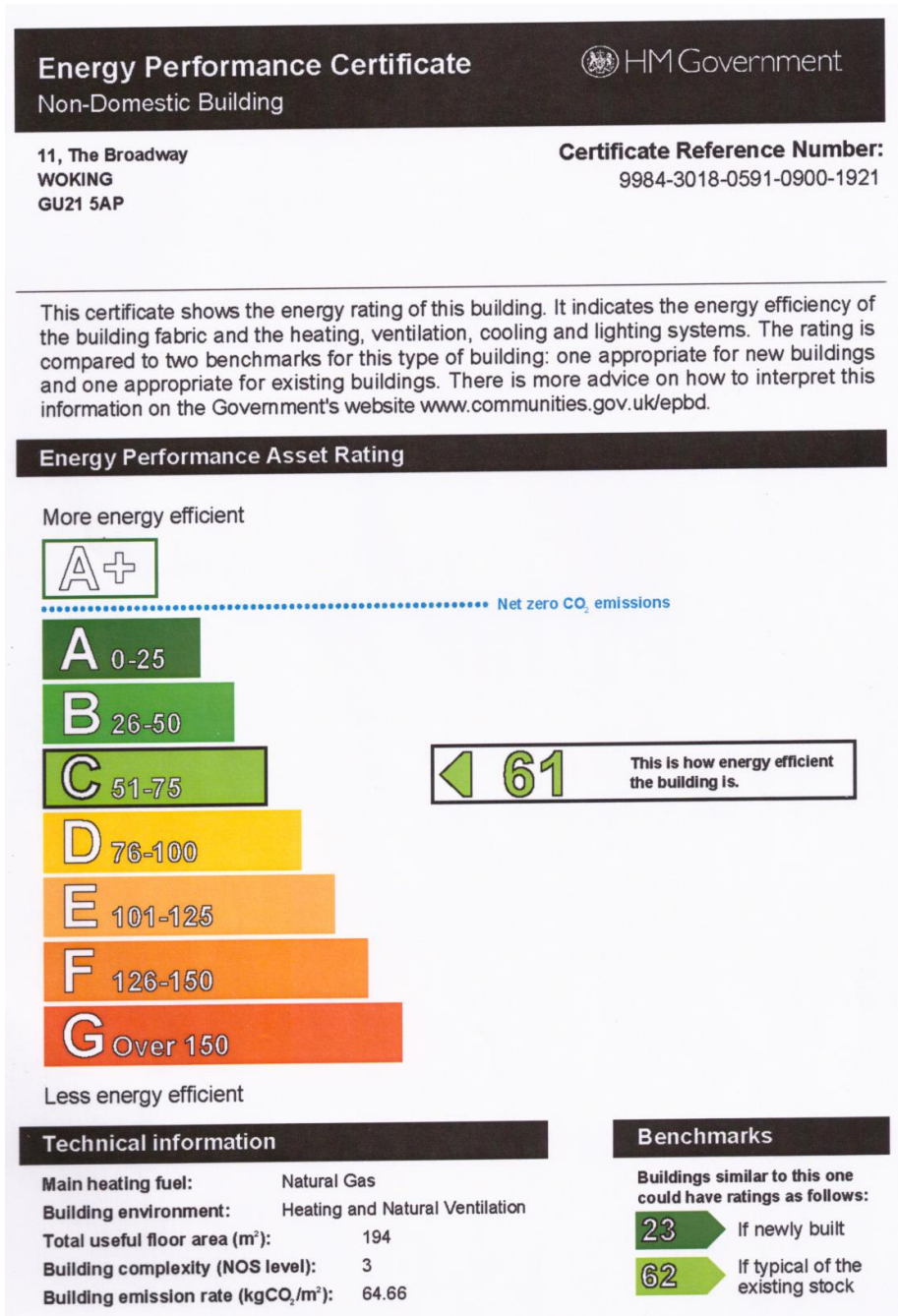
Through the **SOLE AGENTS** :
RICHARD DAVEY ASSOCIATES
Telephone: (01483) 730060



SUBJECT TO CONTRACT

Ref: 635/11

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These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.