



Chartered Surveyors

Richard Davey Associates

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**COMMERCIAL RETAIL/MIXED USE PREMISES
TO LET (May Sell)
1,131 sq.ft.**



130/130A Westfield Road, Woking, Surrey GU22 9QP

LOCATION:

Prominently sited at the junction of Guildford Road with Westfield Road and therefore well placed for good access by road to Woking and Guildford.

DESCRIPTION:

A rare opportunity to occupy a mixed use commercial property with character which has recently undergone significant refurbishment to provide well appointed accommodation comprising:

Retail area with shop front: 497 sq.ft.
Kitchen: 54 sq.ft.
Right hand refurbished area: 580 sq.ft.

1,131 sq.ft. (105.07 sq.m.)

Paved Rear Yard.

2/Continued...

AMENITIES:

- * Kitchen with modern sink and base unit
- * Toilet
- * Gas fired central heating with radiators
- * Cat II lighting and perimeter trunking in right hand area
- * Roof lights
- * Carpeted
- * Full access double-glazed patio doors to rear paved yard
- * High visibility from Guildford Road

RENT:

Offers are sought in the region of £16,950 per annum exclusive of rates with the ingoing tenant paying the landlords legal costs.

The freehold may be available for purchase and please make further enquiries if this is of interest

RATING:

Valuation Office Web Site shows the following assessment.

Shop & Premises - Rateable Value £10,500
Estimated Rates payable for 2011/2012 are £4,546-50.

VIEWING:

**STRICTLY THROUGH THE SOLE AGENTS –
RICHARD DAVEY ASSOCIATES: Telephone: (01483)
730060.**

HISTORY:

We believe the property was originally a forge with more recent uses being: Conservatory Showroom and Workshop; Bicycle Shop with repairs; Upholsterers and Marine sales. There is a restrictive covenant preventing uses associated with the motor trade.

ENERGY PERFORMANCE CERTIFICATE (EPC) – ASSET RATING C (63)

Contact agent for further details if required



SUBJECT TO CONTRACT:

Ref: 556/07

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.