



Chartered Surveyors

Richard Davey Associates

Fides House  
10 Chertsey Road  
Woking, Surrey  
GU21 5AB

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**A1/A2 RETAIL/OFFICE BUILDING  
TO LET  
WITH 2 UPPER FLOORS  
(Potential for A3, A5, and D1 Use Subject to Planning)**



**22 Chertsey Road, Woking, Surrey GU21 5AB**

LOCATION:

Well located next to Nando's and close to McDonalds, KFC, J.D. Wetherspoon, Yate's, Subway, Costcoter, Mail Boxes, William Hill, Ladbrokes and other major occupiers.

DESCRIPTION:

Currently trading as Turner Hampton Accountants this unit offers flexible accommodation as follows:

Ground Floor:

Retail Area	:499 sq.ft.
(with partitioned office)	
Rear Staff & Storage Areas	:158 sq.ft. and 73 sq.ft.
Separate w.c.	

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First Floor:

Large Landing with Storage  
Front Room :361 sq.ft.  
Kitchen : 75 sq.ft.  
Bathroom  
Separate w.c.

Second Floor:

Large Landing  
Front Room :264 sq.ft.  
Rear Room :129 sq.ft.

**TOTAL:** 1559 sq.ft. (144.8 sq.m.)

AMENITIES:

- \* Parking for 2 cars at rear
- \* **Upper floors with potential for separate Living Accommodation**
- \* Gas Fired Central Heating
- \* Wide Shop Front
- \* Well fitted throughout

TERMS:

Available by way of an FRI Lease to be granted for a term to be agreed with reasonable rental offers and inducements considered.

BUSINESS RATES:

The VOA Website shows a Rateable Value to be granted of £23,250. The National Non-domestic multiplier for the rating year 2012/2013 is 0.458 producing an estimated rates liability of £10,648 p.a.

LEGAL COSTS:

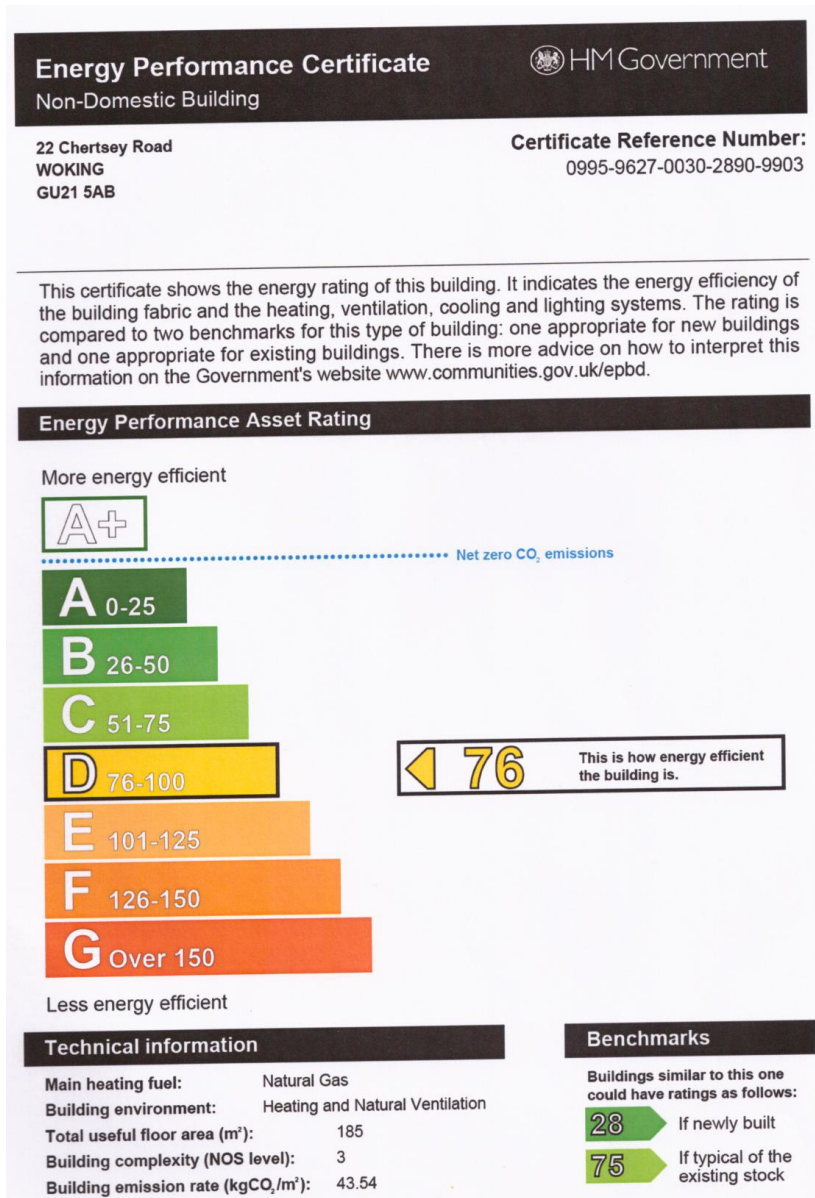
The ingoing tenant to pay the Landlord's legal costs in the transaction.

VIEWING:

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

**SUBJECT TO CONTRACT**  
**Ref: 512/06**

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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.*