



Chartered Surveyors

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## **RETAIL UNIT WITH A5 (TAKE-AWAY) USE 407 SQ.FT TO LET**



**22 High Street, Knaphill, Woking GU21 2PE**

**LOCATION:**

Within the district centre of Knaphill Village with the benefit of free parking nearby. The Co-op Supermarket is nearby and 3 major High Street Banks are within the Village Centre which offers a good range of retail, office, restaurant, leisure and other facilities. Woking Town Centre is approximately 2½ miles away.

**DESCRIPTION:**

The property comprises a single storey lock-up shop in a prominent position opposite a Total Petrol Station.

Amenities comprise:

- Adjacent loading/unloading facility in drive
- Toilet
- Solid flooring

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RENTAL GUIDE: £9,750 per annum exclusive

LEASE TERMS: Length of lease available to be negotiated but to be on full repairing and insuring terms.

RATES: Rateable Value: £9,500  
Rating Description: Shop & Premises  
Rates Payable (2011/2012): Approximately £4114 with potential for small business rates relief.

We recommend that all interested tenants gain written confirmation from Woking Borough Council as to the correctness of this information.

LEGAL COSTS: The ingoing tenant to pay the landlords reasonable costs.

VIEWING: Strictly through the Sole Agents

**RICHARD DAVEY ASSOCIATES**  
**Tel.No. (01483) 730060**

**ENERGY PERFORMANCE CERTIFICATE: Please refer to Agent for more information.**

**SUBJECT TO CONTRACT**  
Ref: 500/05

*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.*