Richard Davey Associates

Fides House
10 Chertsey Road
Woking, Surrey
GU21 5AB

Telephone: 01483 730060
E-Mail: info@rdaweb.co.uk

SHOP WITH A5 (TAKE-AWAY USE)
816 SQ.FT. (75.8 SQ.M.)
TO LET

24 High Street, Knaphill, Woking, Surrey GU21 2PE

LOCATION:

Within the district centre of Knaphill Village with the benefit of free parking nearby. The unit is well positioned being adjacent to the Cooperative Supermarket and in close proximity to Barclays Bank, Lloyds TSB Bank and HSBC Bank Plc. This busy commercial centre offers a good range of retail, office, restaurant, leisure, transport and other facilities. Woking Town Centre is approximately 2 ½ miles away.

DESCRIPTION:

The property comprises a single storey lock-up shop which has been used for many years as a Threshers Off-Licence.

The accommodation comprises a retail area of 522 sq.ft. and useful rear storage area of 294 sq.ft.

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Amenities comprise:

* Electronically operated roller shutter door
* Toilet
* Solid floor

RENT: £15,000 per annum exclusive with premium offers invited.

LEASE TERMS: Flexible lease terms available on a full repairing and insuring basis.

RATES:

Rateable Value:	£12,500
Rating Description:	Shop & Premises
None-Domestic Multiplier:	0.433

We recommend that all interested parties gain written confirmation from Woking Borough Council as to the amount of Business Rates to be paid prior to commitment.

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

VIEWING: Strictly through the **JOINT SOLE AGENTS:**

RICHARD DAVEY ASSOCIATES
Tel: (01483) 730060

OR

OWEN SHIPP
Tel: (01487) 450115

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING D (88)

SUBJECT TO CONTRACT
Ref: 537/07

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.