

**SHOP TO LET  
608 SQ.FT.**



**2, Hermitage Road, St. Johns, Woking, Surrey GU21 8TB**

LOCATION:

In the heart of St. John's Village Commercial Centre with the benefit of free parking across the road and further free parking in nearby streets and the public car park in St. Johns Lye.

DESCRIPTION:

A ground floor lock-up retail unit with attractive 'old style' shop front providing the following accommodation and facilities.

Retail Area	:505 sq.ft.
Store Cupboard	: 10 sq.ft.
Kitchen	: 93 sq.ft.
w.c.	
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	608 sq.ft. (56.5 sq.m.)

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- Double display frontage
- 5.87m (19'3") internal width
- Carpeted Retail Area
- Gas fired heating with radiators
- Rear Storage Area
- Kitchen with sink unit, wall and base units

RENT/TERMS: Available on new F.R.I. lease terms at a rent in the region of £11,500 per annum and other terms to be agreed.

LEGAL COSTS: The ingoing tenant to pay both parties legal costs in the transaction.

BUSINESS RATES: The Valuation Office Web Site shows the following with effect from 1<sup>st</sup> April 2010.

Shop and Premises : R.V. £6,400

Annual Business Rates liability is estimated at approximately £1,700 per annum for the rating year 2010/1011 (subject to the rules of small business rates relief).

Interested parties are recommended to have this verified before commitment.

VIEWING: Strictly by appointment through the **SOLE AGENTS RICHARD DAVEY ASSOCIATES. TEL: (01483) 730060**

**ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING B (44)**

(Further information is available upon request)

**SUBJECT TO CONTRACT**  
Ref: 346/01

*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.*