

RETAIL UNIT TO LET
589 SQ.FT. (54.7SQ.M.)
(With 3 Rear Parking spaces)



4 Albion Parade, 25 High Street, Knaphill, Woking GU21 2PS

LOCATION:

Prominently positioned facing pedestrian exit from the free car park in Englefield Road directly opposite.

This shop unit is close to the Co-operative Supermarket, HSBC Bank, Corals, Lloyds TSB Bank, Barclays Bank, Penny and Haytor Opticians, Seymours Estate Agents and the Woking Hospice Furniture Shop.

DESCRIPTION:

Recently refurbished by the new owner this lock-up retail unit offers the following facilities:

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- Overall depth approximately 10.8 metres and width approximately 5 metres;
- New security shutter at front
- 3 Parking Spaces at the rear
- New electrical installation
- Re-plastered walls ready for tenants fit-out
- Re-furbished toilet
- Newly screeded floor

NOTE: A new shop front will be installed in consultation with the ingoing tenants.

LEASE TERMS:

The lease is to be on a full repairing and insuring basis with rental offers being invited in the region of £16,000 per annum.

RATES:

Rateable Value: £11,250
Rating Description: Shop & Premises
Non-Domestic Multiplier: 0.414 (Year 2010/2011)

LEGAL COSTS:

The ingoing to pay the landlords legal costs in the transaction.

VIEWING:

Strictly through the Sole Agents **RICHARD DAVEY ASSOCIATES. Tel. No. (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING D (97)

SUBJECT TO CONTRACT:

Ref: 606/09

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.