



Chartered Surveyors

Richard Davey Associates

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**RETAIL UNIT
TO LET
656 SQ.FT. (60.9 SQ.M.)**



4, Hermitage Road, St. Johns, Woking, Surrey, GU21 8TB

LOCATION:

In the heart of the Village Commercial Centre with the benefit of free parking across the road and further free parking in St. Johns Lye approximately 2 minutes walk away.

DESCRIPTION:

A well proportioned retail unit with attractive old style shop front and useful ancillary accommodation.

The accommodation comprises:

<u>Floor Area:</u>	434 sq.ft. (40.3 sq.m.)
<u>Rear Office:</u>	125 sq.ft. (11.6 sq.m.)
<u>Kitchen/Store:</u>	74 sq.ft. (6. 9 sq.m.)
<u>Corridor Storage:</u>	23 sq.ft. (2. 1 sq.m.)

- Good display frontage
- Refurbished 2011/2012
- New double glazing to rear
- Wood flooring in retail area
- New Kitchen & toilet fittings
- Garden with rear access

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RENT/TERMS: Available on new lease terms with rental offers in the region of £11,750 per annum. All other terms subject to negotiation.

LEGAL COSTS: The ingoing tenant to pay all parties reasonable legal costs.

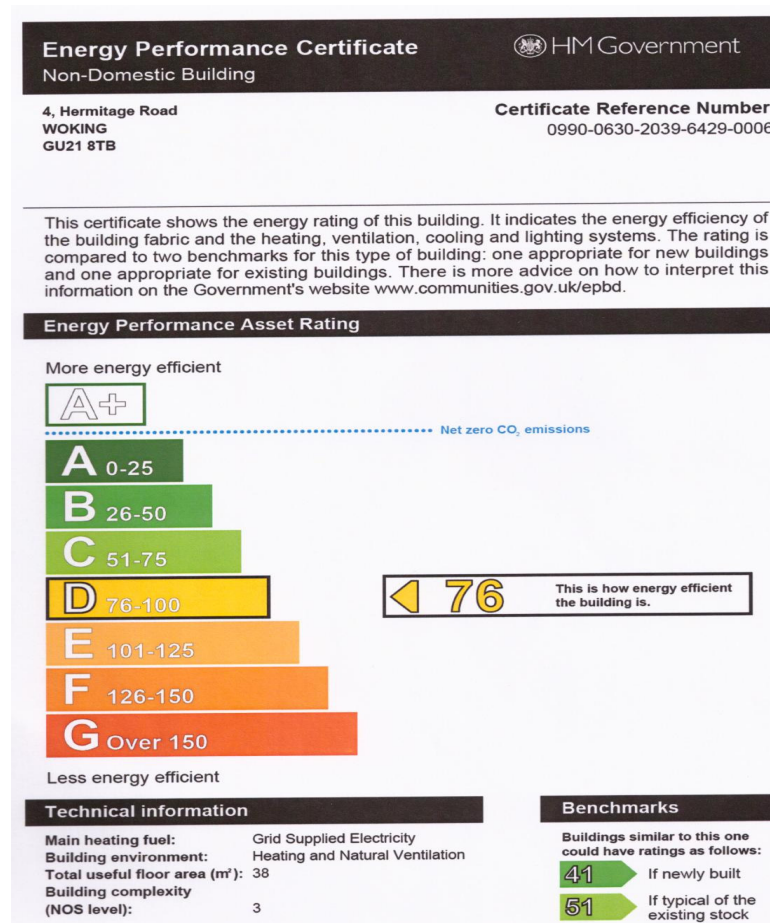
BUSINESS RATES: The Valuation Office Web Site shows the following with effect from the 1st April 2010.

Shop & Premises: R.V. £6,100

Non-domestic multiplier 0.433 (Rating year 2011/2112)

Small Business Rates relief is potentially available.

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



SUBJECT TO CONTRACT

Ref: 348/01

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.