

**RETAIL UNIT  
607 SQ.FT. (56.4 SQ.M.)  
TO LET**



**4 St. John's Road, St. John's, Woking, Surrey GU21 7SE**

**LOCATION:**

In the heart of St. John's Village commercial centre opposite the Co-operative Store and close to the free public car park in St. John's Lye. The Village offers a good mix of retail, office and restaurant outlets.

**DESCRIPTION:**

Forming part of a recently refurbished and extended property comprising 3 flats and this available shop unit. The retail area offers a highly visible double display frontage and internal width along the shop front of approximately 6.85 metres.

The property is offered in shell condition ready for final fitting out to an agreed specification.

**2/Continued...**

ACCOMMODATION/  
AMENITIES:

Retail Area : 532 sq.ft.  
Side Secure Storage : 53 sq.ft.  
Rear Store : 22 sq.ft.  
WC.

- **Double Display Frontage**
- **All Main Services**
- **Central Location in village close to car park**

LEASE TERMS:

Available on a full repairing and insuring basis at a rent of £13,500 per annum exclusive of Business Rates. Other terms to be negotiated.

BUSINESS RATES:

To be assessed.

LEGAL COSTS:

The ingoing tenant to pay the Landlords legal costs in the transaction.

VIEWING:

Strictly through the **SOLE AGENTS RICHARD DAVEY ASSOCIATIES. TEL: (01483) 730060**

**ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING B(27)**

**Note: A copy can be E-mailed upon request.**

**SUBJECT TO CONTRACT**

Ref: 535/07

*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.*