Richard Davey Associates

Fides House
10 Chertsey Road
Woking, Surrey
GU21 5AB

Telephone: 01483 730060
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OFFICE/RETAIL PREMISES
739 sq.ft. (68.7 sq.m.)
TO LET

Ground Floor, 78 High Street, Horsell, Woking GU21 4SZ

LOCATION: Within the busy retail and commercial centre of Horsell and well placed for local facilities to include a good range of shops, restaurants/public houses, and bus services to Woking Town Centre, Knaphill and Goldsworth Park.

DESCRIPTION: A unique opportunity to occupy prominently positioned ground floor premises with secluded small and partially terraced rear garden plus the benefit of off-street parking at the front.

AMENITIES/FACILITIES:

* Off-street parking
* Category II lighting
* Carpeted
* Dimplex Heating
* Central and convenient location
* Free parking in local streets.

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ACCOMMODATION: As currently arranged the accommodation comprises:

Front Retail/Office Area	:	393 sq.ft.
Central Office	:	124 sq.ft.
Corridor leading to:-		
Toilet		
Rear Room	:	178 sq.ft.
		695 sq.ft.

N.B. The central office partition can be removed providing extra space of 44 sq.ft.

TERMS: Available to let on terms to be agreed with rental offers being sought on an FRI basis at £16,500 p.a.

BUSINESS RATES: The Valuation Office Agency Website lists the premises as follows:

Description : Shop and Premises
Rateable Value : £9,400

We calculate rates payable for the year 2010/2011 to be approximately £3,826 before potential reduction for small business rates relief.

LEGAL COSTS: The ingoing tenant to pay our Client's legal costs.

VIEWING: Strictly through the Sole Agents **RICHARD DAVEY ASSOCIATES. Tel: (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING C (62)

(We will be happy to e:mail a full copy of the EPC Report upon request)

SUBJECT TO CONTRACT
Ref: 438/04

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.