

**RETAIL UNIT
780 SQ.FT. (72.5 SQ.M.)
Plus Rear Workshop if required
407 SQ.FT. (37.8 SQ.M.)
TO LET**



Aberdeen House, Wych Hill, Woking, Surrey GU22 0EU

LOCATION:

Conveniently located close to Hook Heath's prestigious residential area in a parade of shops comprising a hairdressing salon, newsagents/confectioners, Insurance Brokers, and close to a Renault car sales dealership.

Wych Hill is a busy local road connecting Woking Town Centre to the east with St. Johns to the west. Bus stops are close by.

DESCRIPTION:

Forming part of an imposing building the premises comprise a lock-up shop which has been used for many years for the sale of antiques. At the rear is a timber workshop which can be available to lease with the shop.

ACCOMMODATION/
AMENITIES:

Retail Area	:	643 sq.ft.
Store	:	111 sq.ft.
Kitchenette	:	26 sq.ft.
w.c.		
Rear Workshop	:	407 sq.ft.

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- 3.3 m ceiling height in main retail area
- 6.56 m (21'6") internal width
- Wide shop display area
- Forecourt
- Light & single phase power to workshop

LEASE TERMS:

The lease is to be on a full repairing and insuring basis with rental offers considered around £11,500 p.a. for the retail unit or £12,500 p.a. to include the timber workshop. Other terms available for discussion.

RATES:

Rateable Value : £7.900
Rating Description : Shop & Premises
Non-Domestic Multiplier: 0.414 (Year 2010/2011)

Small business rates relief is potentially available.

LEGAL COSTS:

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

VIEWING:

**STRICTLY THROUGH THE SOLE AGENTS :
RICHARD DAVEY ASSOCIATES. Tel: (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING C (54)

SUBJECT TO CONTRACT

Ref: 189/98

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.