

**RETAIL UNIT
592 sq.ft. (55 sq.m.)
TO LET
(With Parking)**



Ground Floor, 8 St. Johns Road, St.Johns, Woking GU21 7SE

LOCATION:

Within the commercial centre of St.Johns Village opposite the Co-op and close to other retail outlets, restaurants, and the free public car-park at St.Johns Lye.

Woking Town Centre with its comprehensive facilities is approximately 2½ miles away.

DESCRIPTION:

A lock-up ground floor retail unit with good window display and useful rectangular shaped shop area, kitchen and stockroom.

AMENITIES/FACILITIES:

- * Off-street rear parking for 2 cars
- * Offered ready for tenants fitting out
- * w.c.
- * Bin Store

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- ACCOMMODATION: The premises provide the following accommodation:
- | | |
|----------------|------------|
| Retail Unit: | 433 sq.ft. |
| Kitchen/Store: | 111 sq.ft. |
| Stockroom: | 48 sq.ft. |
| Toilet | |
- TERMS: Available to let on terms to be agreed at a rent of £11,250 per annum on an FRI basis.
- BUSINESS RATES: To be reassessed following works of refurbishment but current R.V. for the ground floor totals £6,777 with the rate in the pound for 2010/2011 being £0.414.
- LEGAL COSTS: The ingoing tenant to pay our clients legal costs.
- VIEWING: Strictly with the **Sole Agent RICHARD DAVEY ASSOCIATES. Tel: (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING C (65)

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

SUBJECT TO CONTRACT.

Ref: 624/10

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.