



**Rent** £24,000 Per annum exclusive

**Size** 1,609 Square feet

**Ref** #3109

## Address

**Address:** 5B Manor Way

**Postcode:** GU22 9JX

**Town:** Old Woking

**Area:** Surrey

## Location

The premises are located in a prominent position on the established Manor Way Industrial Estate within easy access to the the A3 at Send and the M25. Woking town centre is also close by.

## Description

Premium offers are invited to include lease, fixtures and fittings.

Fully fitted commercial kitchen with extraction.

The ground floor measures approximately 1145 sq ft in total.

As you enter the premises there is a reception area of approximately 110 sq ft with ground floor W.C off (22 sq ft) The Commercial Kitchen measures approximately 316 sq ft with a further 655 Sq ft of warehouse/storage space which in our view could be turned into further kitchen space if required. There is currently a roller shutter manual door in the warehouse.

The first floor is accessed by stairs from the front of the building and provides 550 sq ft of additional storage or office space. There is currently a kitchenette and W.C. to the first floor.

There are 4 parking spaces demised with the property.

Kitchen equipment included in the sale:

1 Foster walk in freezer 240 X 240

1 Walk in freezer 210 X 210

1 Polar blast chiller

X 2 Deep fat fryers

X3 Fridge 600 L

X3 Stainless steel table 180 cm

1 5 burner Wok Cook

1 Lincat electric bratt pan 80 L

X2 400 L fridge stainless steel

X2 Microwave 1100 W

1 Commercial sink

1 Stainless steel table 150 cm

1 Stainless steel table 120 cm

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£24,000 Per annum exclusive
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA states a rateable value of £26,000 payable at the prevailing rate
<b>Lease details:</b>	15 year Lease from 2016

## Features

- ✓ Extraction
- ✓ Kitchen
- ✓ 3 phase electricity
- ✓ Demised parking
- ✓ Viewings by appointment only
- ✓ Well equipped

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





