



Rent £12,000 Per annum

Size 400 Square feet

Ref #3191

Address

Address: 24 High Street

Postcode: GU21 6BW

Town: Woking

Area: Surrey

Location

Situated in the High street close to Commercial Way with Woking Station minutes walk away.

Description

Nicely presented shop/office unit, which should suit a variety of uses within the E use class.

The shop measures approximately 400 sq ft in total, to include a W.C & kitchenette and has been partitioned to provide an office and a treatment room with basin.

The unit is fitted with laminate wood flooring throughout, spotlights and electric heaters.

Situated within minutes walk of Woking Train Station and the Town Centre.

The shop falls within EPC band B.

General Information

Tenure:	Leasehold
Rent:	£12,000 Per annum
Legal fees:	Not specified
Lease details:	10 year lease from 2022 with Rent Reviews at the 3rd & 7th anniversaries. Tenant break option at the end of the 5th year.

Features

- ✓ Available immediately
- ✓ Close to station
- ✓ Low passing rent
- ✓ Nicely presented
- ✓ Town centre location

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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





