

PRIME CLASS E OPPORTUNITY WOKING 1-2 HIGH STREET

Description

Woking is a town and borough in northwest Surrey, England, around 23 miles (36 km) from central London.

The subject property occupies a prominent position opposite the Town Centre entrance to Woking Railway Station. One of the most popular stations in the country. Between 2024-2025 over 6.5 million passengers were recorded.

Nearby retailers include **M&S Simply Food**, **Costa** and **Foxtons** as well as **Spaces**, a large co-working space.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground floor providing the following approximate areas:

Ground Floor Sales	3,250 sq. ft. (301.93 sq. m)
Ground Floor Ancillary	1,000 sq. ft. (92.90 sq. m)
Basement Ancillary	1,275 sq. ft. (118.45 sq. m)
Total	5,525 sq. ft. (513.29 sq. m)

Please refer to the floor plan on the next page. Extraction routes are also available subject to planning.

Lease

A new lease is available for a term of years on the ground floor and basement space only subject to 5 yearly rent reviews.

Rent

£99,500

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value To be re-assessed.

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Or, **Curchod & Co**, contacting:

Kyran Copestick **07570 682204**
kcopestick@curchodandco.com



