



Morris House

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BETFRED

the bonus king

ESCAPE HUNT

**Owen
Isherwood**
CHARTERED SURVEYORS

Morris House, 34 Commercial Way, Woking, Surrey, GU21 6EN

FOR SALE - 16,491 SQ FT NIA (1,532.06 SQ M)

Mixed-use Investment Opportunity

Prominent mixed-use town centre investment opportunity

- Fully income producing asset extending to approximately 16,491 sq ft NIA.
- Current gross income of £234,200 per annum.
- Reversionary income potential to approximately £259,200 per annum.
- GIY based on a purchase price of £2.2m is 10.65%.
- Diverse tenant line-up including leisure, retail and professional office occupiers.
- Substantial refurbishment undertaken in 2016 including façade, flat roof and window replacement.
- Excellent connectivity with Woking Station within walking distance providing direct access to London Waterloo in approximately 24 minutes.



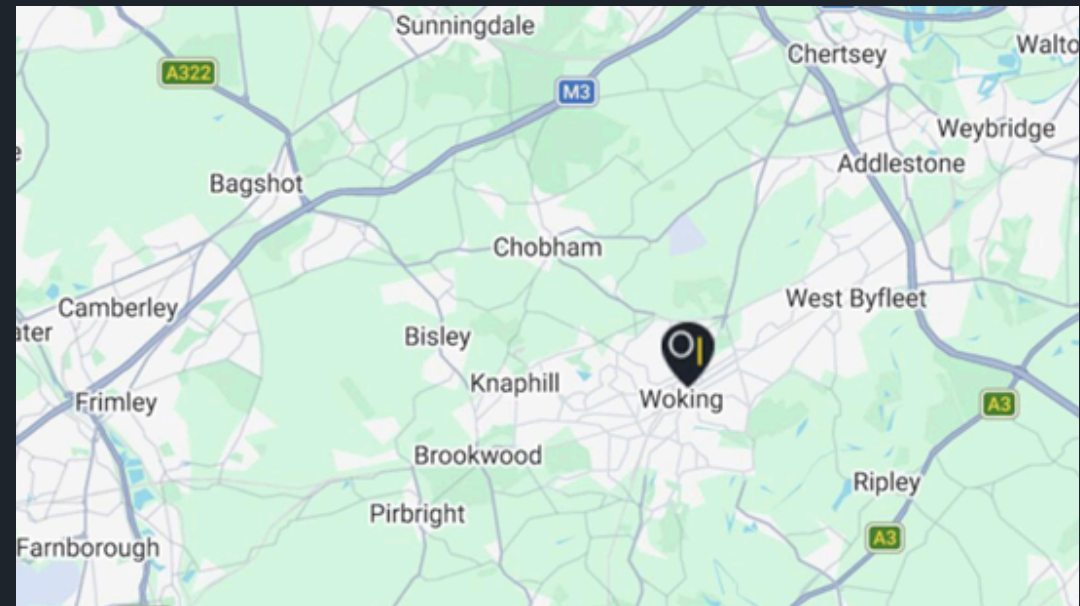
Description

Morris House is a prominently positioned mixed-use investment comprising ground floor retail and leisure accommodation together with office suites across the upper floors.

The property extends to approximately 16,491 sq ft NIA and is arranged as multiple income-producing units let to a range of established occupiers including Done Brothers (Betfred), Seymours, KGW Family Law, Curchod & Co and SMA Health & Fitness.

The building underwent a substantial refurbishment programme in 2016, including replacement glazing and façade improvements, and internally provides modern office accommodation with comfort cooling, raised floors and passenger lift access.

The property is fully income producing and currently generates a gross rental income of £234,200 per annum with further reversionary potential through fixed rental uplifts.



Location

Morris House occupies a prominent position on Commercial Way in Woking town centre, within a short walk of Woking Mainline Railway Station, which provides a direct and frequent service to London Waterloo in approximately 24 minutes.

The property benefits from immediate access to the town's retail, leisure and restaurant amenities, including Victoria Place shopping centre, as well as excellent road connectivity via the A3, M25 and wider motorway network.

Woking is an established Surrey commuter town approximately 25 miles south west of Central London and continues to benefit from significant residential and commercial regeneration.

Tenancy Schedule

Address	Type	Current Tenant	Size sq ft	Contracted Annual Rent	Term Start Date	Term End date	Break Date	Service Charge
Grd Flr and Part 1st Flr	Retail	Done Brothers Ltd	1650	£40,000	08/03/2024	08/03/2029	n/a	£602.89
Suite 1A (Front)	Office	JFL Seymours Letting & Management Services	3830	£68,000	15/12/2017	14/12/2027	n/a	£28,529.86
Suite 2A & 2B	Office	KGW Family Law	2000	£40,000	22/12/2023	22/12/2033	22/12/2028	£14,898.25
Suite 2C & 2D	Office	Curchod & Co LLP	560	£11,200	02/01/2018	01/01/2028	n/a	£4,171.64
Unit 1	Retail	Escape Hunt Group Limited	3551	£25,000	31/03/2023	30/03/2033	31/03/2028	£5,492.46
Unit 2	Retail	SMA Health and Fitness	2318	£50,000	30/05/2025	29/05/2035	29/05/2030	£4,084.96

Accommodation

Name	sq ft	sq m
Building	16,491	1,532.06
Total	16,491	1,532.06

Price

Offers in excess of £2,200,000 plus VAT.

Business Rates

Available on request.

EPC

Available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



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