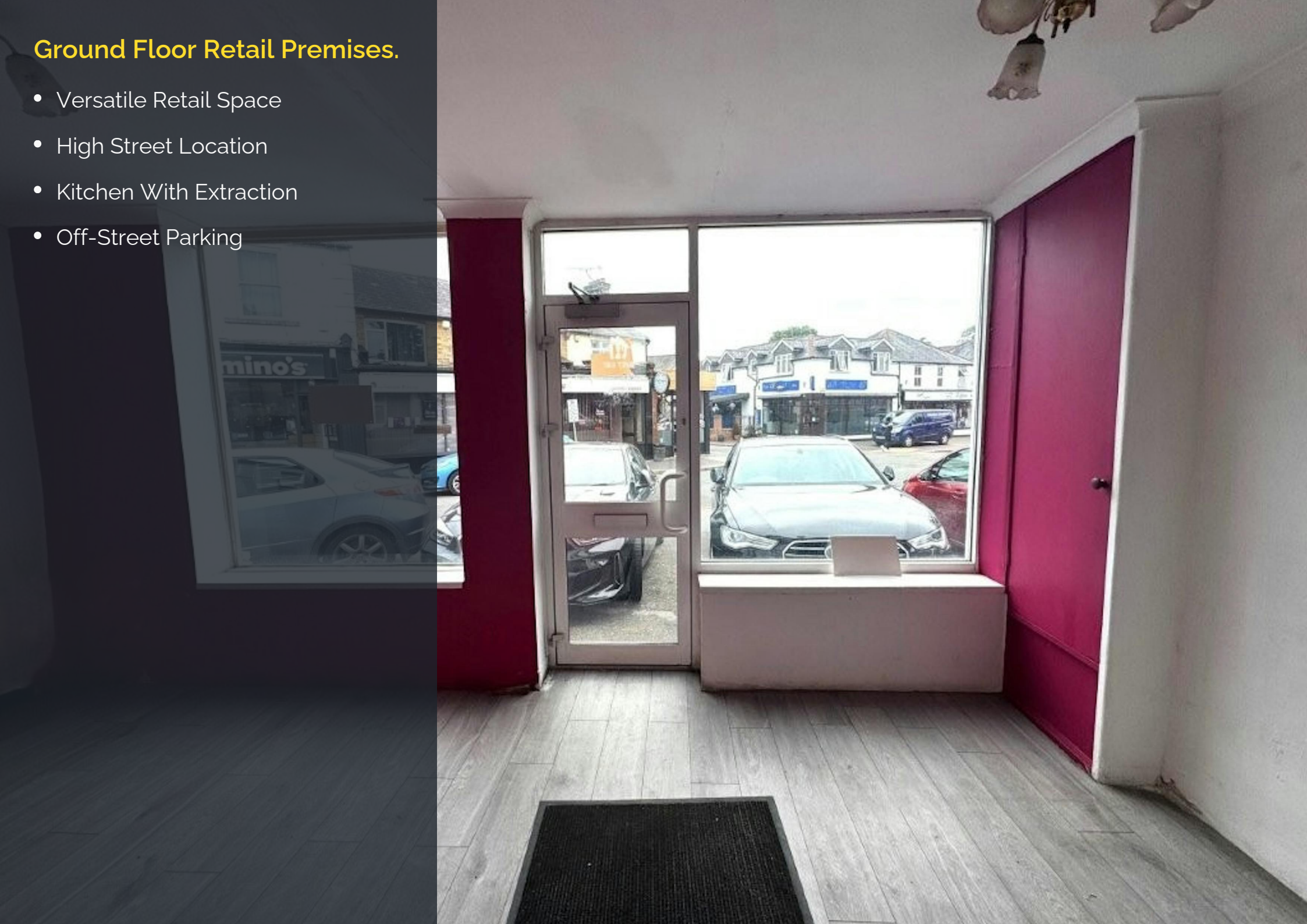
Owen Isherwood
CHARTERED SURVEYORS

8 The Broadway, Knaphill, Woking, GU21 2DR

TO LET | 470 SQ FT (43.66 SQ M)

Ground Floor Retail Premises.

- Versatile Retail Space
- High Street Location
- Kitchen With Extraction
- Off-Street Parking



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Location

Prominently positioned on Knaphill's main retail parade, 8 The Broadway benefits from strong footfall, excellent visibility, and easy access to Woking town centre, the A3/M3, and local transport links.

Surrounded by a mix of independent and national retailers, it's an ideal spot for a range of retail or food-based businesses.

Description

Formerly a popular Indian takeaway, this versatile High Street unit features a kitchen with extraction, customer-facing frontage, and off-street parking. The first floor is available on a separate AST for residential use.

Suitable for takeaway, café, or other retail uses, in a busy, well-established location.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail	470	43.66	Available
Total	**470**	**43.66**	

Terms

New Lease

Rent

£15,000 per annum

Rates & Charges

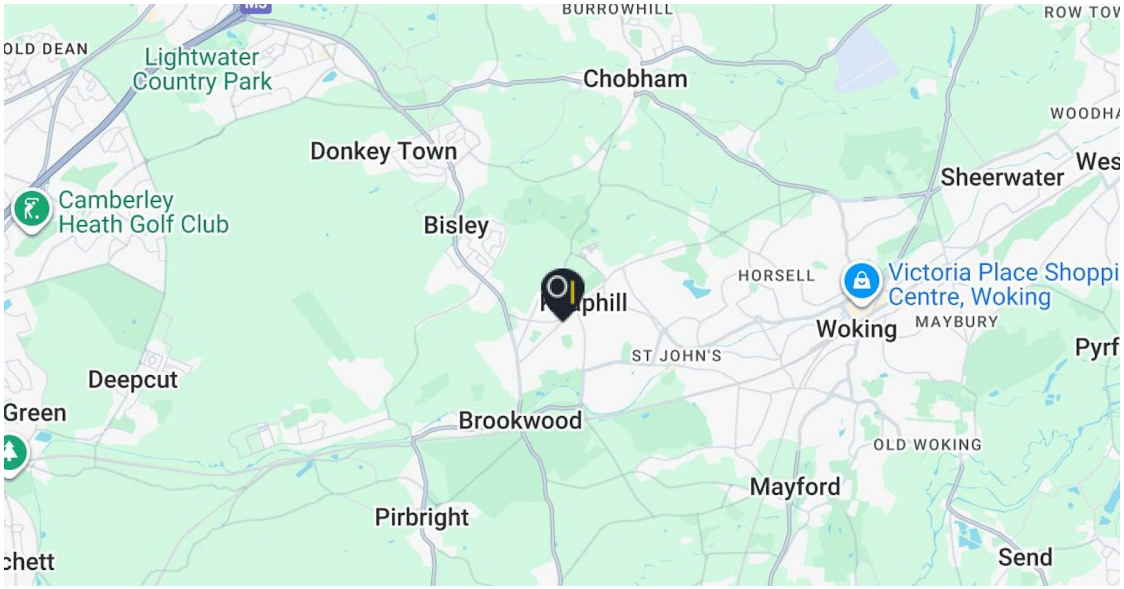
Rateable value: £10,000
Rates payable: £4,990 per annum 100% rates relief available for suitable Tenants

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

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



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