



Location

The subject property is located in a prominent position along Stoughton Road, offering easy access to the A3 (under 1 mile) and North into Woking and Worplesdon.

The surrounding units are predominantly residential, but there are several retail units nearby along the junction with Manor Road and Grange Road, including convenience store, nail bar and barbers.

Description

The unit has been completely stripped back internally other than a WC connection. The unit class falls under the previous B8 use, now Class “E”, with planning in place for a replacement Class “E” building making it suitable for a variety of occupiers as a result.

There is a large yard/forecourt area included with the building which could be used as an open storage area or for additional parking.

The vendor has also obtained planning consent (REF: 24/P/01323) for a replacement Class "E" unit and is being sold with the benefit of this consent.

Accommodation

Name	sq ft	sq m	Availability
Outdoor - Yard	3,660	340.03	Available
Building	3,341	310.39	Available
Total	7,001	650.42	

Price

£895,000

Rates & Charges

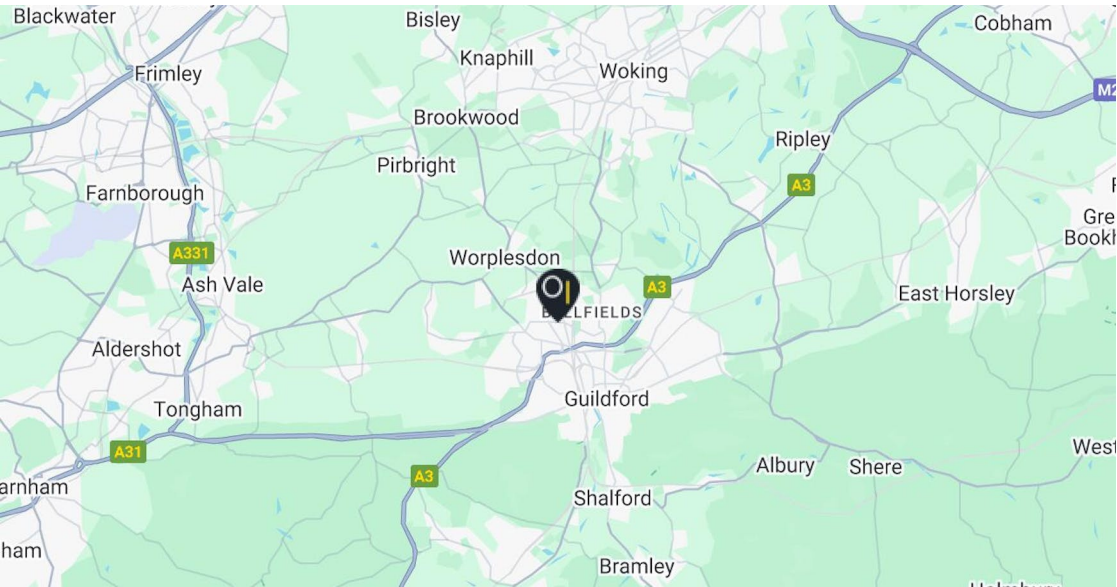
Rateable value: £17,250
Rates payable: £8,607.75 per annum

EPC

C (67)

Legal costs

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



Contact

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