

FRENCH CONNECTION

UNIT 30 PEACOCKS SHOPPING CENTRE WOKING GU21 6GH

bf.
brasierfreeth.com

Prime Retail Unit - To Let

New Lease Available - Subject to Vacant Possession

UNIT 30 PEACOCKS SC WOKING

GU21 6GH

Shopping Centre Opportunity
TO LET

LOCATION

Woking is an affluent town in north west Surrey with an estimated population of 105,000. It is located south west of London and is connected by a regular 25-minute train to London Waterloo.

The Peacocks is a vibrant shopping and leisure destination that is located in the centre of Woking, only a 5-minute walk from the train station. The scheme is an integral part of the town centre, with anchor tenants including Primark, H&M, TK Maxx and Next.

DESCRIPTION

The premises occupy a prime trade position on Town Mall, close to the entrance to the Shopping Centre. Located immediately adjacent to Fat Face, other nearby multiple retailers include New Look, Superdry, 02, Three, Claires, Hotel Chocolat and Lovisa.

ACCOMMODATION

The property comprises the following approximate floor area:

Floor	Sq.m	Sq.ft
Ground Floor	117.06	1,260



UNIT 30 PEACOCKS SC WOKING

GU21 6GH

TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£30,000 per annum exclusive.

EPC

Full report available on request. C 72.

SERVICE CHARGE

The estimated annual service charge for 2025 is £17,382 per annum.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £50,500. For rates payable please refer to the Local Charging Authority, Woking Borough Council - 01483 755855.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.