CURCHOD&CO

INVESTMENT
FOR SALE

FREEHOLD RETAIL INVESTMENT

36–42 Commercial Way

Woking, Surrey, GU21 6EN

NET INITIAL YIELD	PASSING RENT	WAULT	PRICE
10%	**£134,750** PER ANNUM EXCLUSIVE	**9.3 yrs to expiry** 6.0 YRS TO BREAKS	**£1,270,000** OFFERS IN EXCESS OF

- → Prominent parade of three retail units in the heart of Woking town centre.
- → Fully let to three tenants; each lease outside the 1954 Act security of tenure.
- → Offers invited in excess of £1,270,000, freehold.

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PRICE	TENURE	EPC RATING	NET INITIAL YIELD
Offers in excess of £1,270,000	Freehold	Graded A–B (48–70)	10%

DESCRIPTION

The property comprises a parade of three retail units. 36 and 38 Commercial Way each provide ground floor retail accommodation with ancillary space to the uppers. 40/42 Commercial Way occupies a prominent corner position with an extended double aspect frontage onto Commercial Way and Church Path, and is arranged over ground and two upper floors.

The combined passing rent is £134,750 per annum exclusive. Each lease is outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

ACCOMMODATION

UNIT	SQ FT	SQ M
36 Commercial Way	740	68.75
38 Commercial Way	1,087	100.99
40–42 Commercial Way	4,304	399.85
Total	**6,131**	**569.59**

LOCATION

Woking is an affluent and well connected commuter town in north west Surrey, approximately 23 miles south west of Central London, 6 miles north of Guildford and 3 miles south of the A3/M25 (Junction 10). The town benefits from a mainline railway station with fast and frequent services to London Waterloo with a fastest journey time of 24 minutes.

Commercial Way is the principal retail thoroughfare in the town centre, linking the railway station with the Victoria Place and Peacocks shopping centres. Nearby occupiers include Zizzi, Kokoro, Gordon Ramsay Street Burger and Marciano Lounge.

VIEWINGS

Strictly by prior appointment with sole agents Curchod & Co.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers where legislation requires us to do so.

TENANCY SCHEDULE

UNIT	TENANT	TERM	RENT PA
36 Commercial Way	Bourne Estate Agents Ltd	5 years from 25 Mar 2026 3RD YEAR BREAK, THEREAFTER ROLLING (6 MONTHS' NOTICE)	£24,000
38 Commercial Way	The Chancellors Group of Estate Agents	10 years from 30 Nov 2016	£30,750
40–42 Commercial Way	Iro Sushi Franchisor Ltd	15 years from 18 Sep 2025 YEAR 10 BREAK	£80,000
Total		**WAULT 9.3 yrs to expiry** 6.0 YRS TO BREAKS	**£134,750**

FULL TENANCY SCHEDULE AVAILABLE UPON REQUEST

VIEWING & FURTHER INFORMATION

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MORE PROPERTIES
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