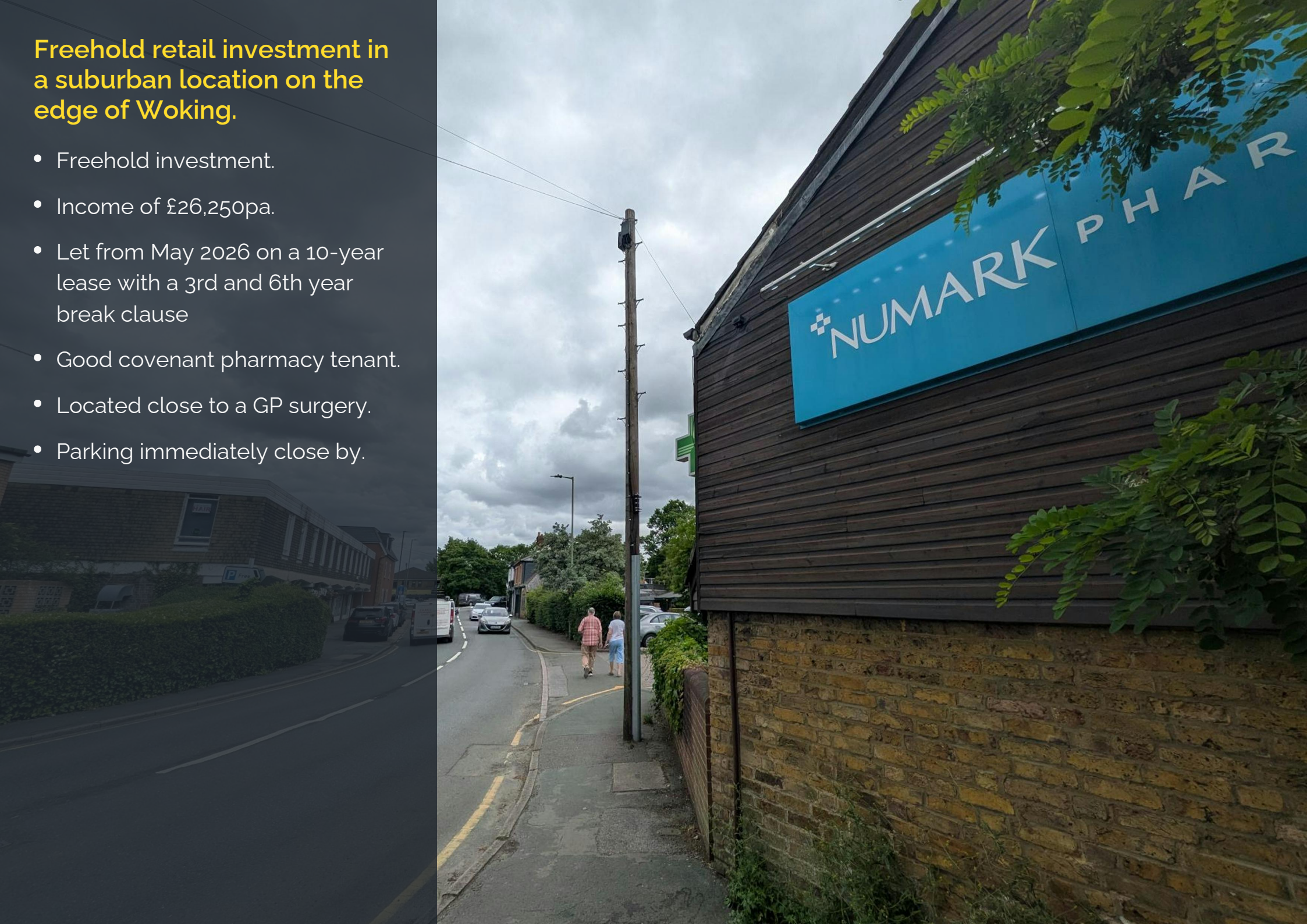
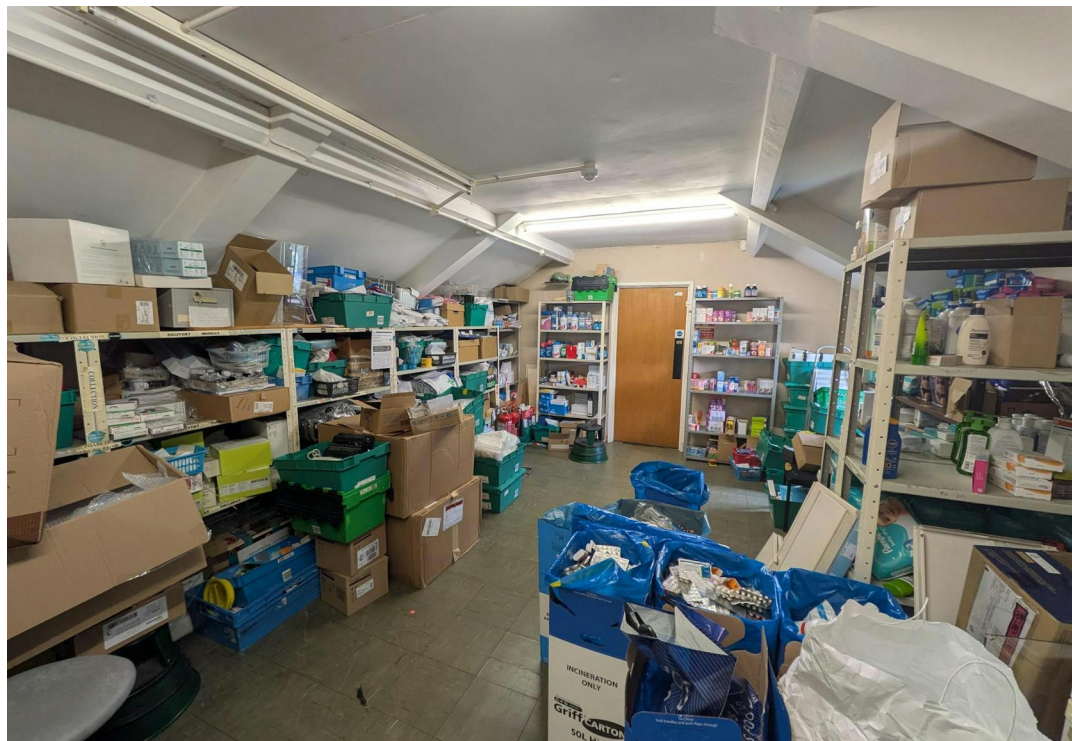




Freehold retail investment in a suburban location on the edge of Woking.

- Freehold investment.
- Income of £26,250pa.
- Let from May 2026 on a 10-year lease with a 3rd and 6th year break clause
- Good covenant pharmacy tenant.
- Located close to a GP surgery.
- Parking immediately close by.





Location

The subject premises is situated within the St John's area of Woking, being within the suburbs of the town and having a small retail offering situated opposite along with restaurants and a GP surgery nearby, along with ample parking. The area is served by local bus connections between central Guildford, Woking and Camberley. Central Woking is within 10-minutes drive, having national rail connections linking onwards to the capital.

Description

A retail premises set over two floors let to a pharmacy throughout. The ground floor is utilised as a pharmacy with both off-the-shelf and pre-ordered medicines sold on site. The first floor is used as an office, storage and break area with gendered WC's.

Accommodation

Name	sq ft	sq m
Ground	670	62.25
1st	551	51.19
Total	1,221	113.44

Price

Offers in the region of £395,000

Rates & Charges

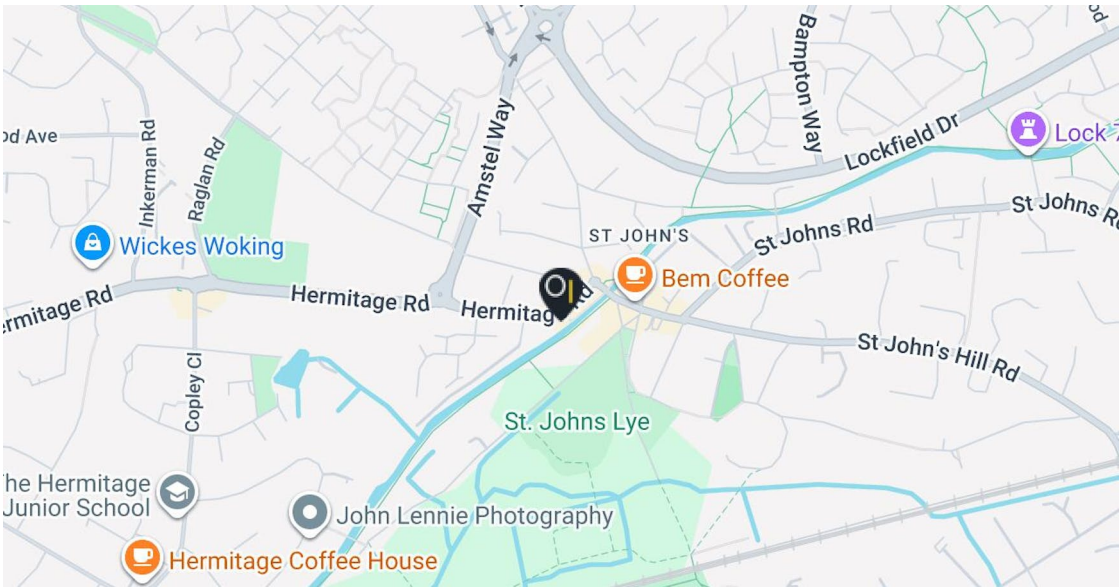
Rateable value: £22,500

EPC

D (76)

Legal costs

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



Contact

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