

Owen Isherwood
CHARTERED SURVEYORS

1-2 Albion Parade, High Street, Knaphill, GU21 2PS

TO LET | 1,711 SQ FT (158.96 SQ M)

Substantial retail premises offering versatile accommodation for a variety of occupiers.

- Prominent position along Knaphill High Street.
- Extensive ground floor retail accommodation.
- Predominantly open-plan sales area.
- Additional storage space.
- Excellent road and public transport connections.
- Within an established village shopping parade.



Location

The property is located in Knaphill, a village situated approximately 3 miles west of Woking, and occupies a prominent position amongst neighbouring commercial occupiers, benefiting from the high footfall and passing traffic associated with the High Street.

The nearby A322 provides access towards Guildford and the wider road network and regular bus services connect Knaphill with Woking and surrounding areas. Woking railway station is also within convenient reach, offering direct services to London Waterloo.

Description

The property comprises ground floor retail premises currently arranged as a domestic appliance showroom under Class E. The accommodation provides an extensive sales area with a predominantly open-plan layout, offering excellent flexibility for a variety of retail uses.

The premises also benefit from ancillary storage accommodation, providing useful additional space for stock and general business operations.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,711	158.96	Available
Total	**1,711**	**158.96**	

Terms

New Lease

Rent

£44,500 per annum

Rates & Charges

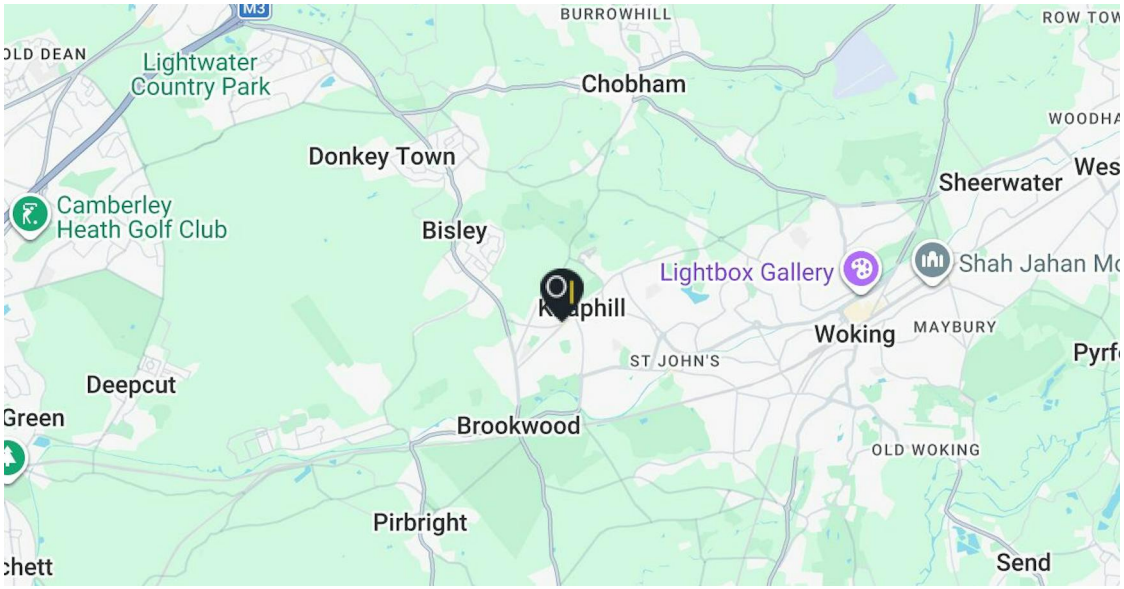
Rateable value: £37,000

EPC

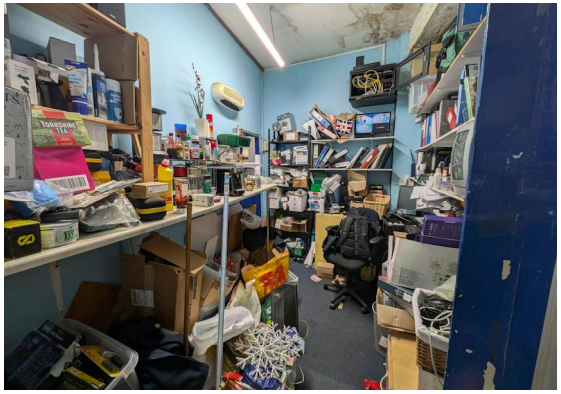
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Legal costs

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







Contact

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