



Prominent Sui Generis unit in busy Knaphill parade

- Existing extraction system and fitted commercial kitchen area
- Excellent shop frontage with large display window
- Suitable for a variety of food & beverage uses
- Ample on-street parking and strong local footfall
- Situated among established local traders including cafés, restaurants, and retail shops
- Available with immediate occupation



Location

Located close to Knaphill High Street, the property benefits from a bustling position with parking available directly outside, within a popular neighbourhood centre. The area serves a large residential catchment and is easily accessible to Woking town centre (approx. 3 miles) and surrounding villages via the A322. Surrounded by a mix of established local businesses and benefitting from strong passing trade, this unit is ideal for a new takeaway or restaurant

Description

The unit opens into a large waiting area for customers, with a counter already installed for staff. Separated to the rear is a large kitchen having gas cookers already fitted, with a separated large storage area also set out. Extraction and ducting are fitted past the roof above the apartments above. Rear access is also available for loading/unloading as well as deliveries. Current planning is Sui Generis.

Accommodation

Name	sq ft	sq m	Availability
Ground	802	74.51	Available
Total	802	74.51	

Price

£250,000

Rates & Charges

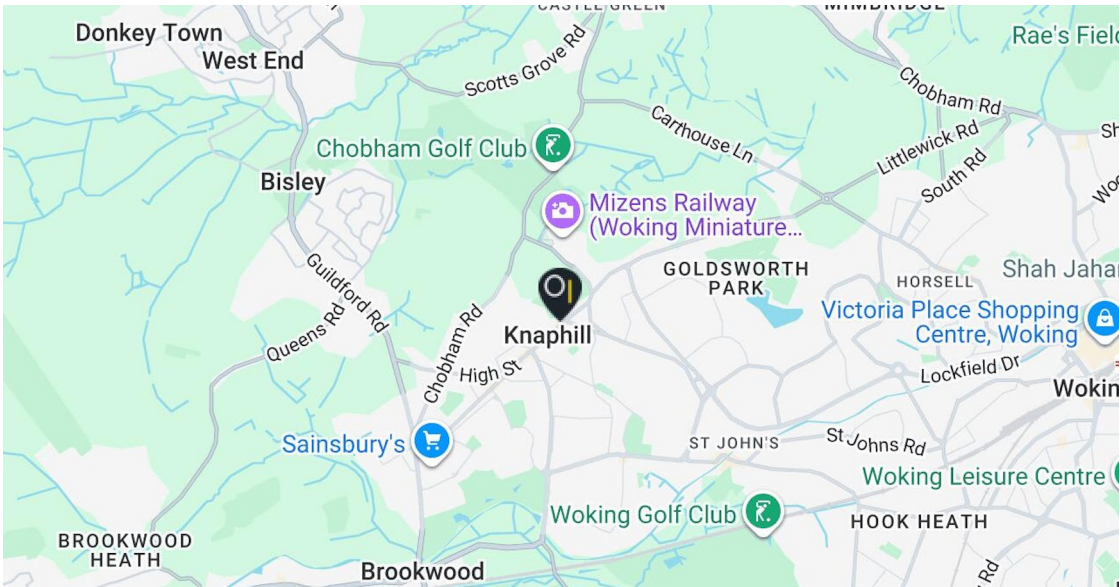
Rateable value: £12,250
Rates payable: £6,112.75 per annum

EPC

C (55)

Legal costs

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



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