

E (Commercial / Business / Service), Retail

TO LET / FOR SALE



CURCHOD&CO



3A High Street

Knaphill, Woking, GU21 2PG

Self contained commercial premises

235 sq ft

(21.83 sq m)

- Prominent location on Knaphill high street
- Class E premises suitable for a range of uses
- Self contained
- Good frontage and visibility to passing footfall
- Close to public parking and local amenities

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Chartered surveyors, land property & construction consultants

Summary

Available Size	235 sq ft
Rent	£14,000 per annum
Price	£140,000
Rates Payable	£4,690.60 per annum
Rateable Value	£9,400
EPC Rating	Upon enquiry

Description

3A High Street comprises a self contained commercial premises arranged over the ground floor with a prominent frontage onto Knaphill High Street. The accommodation provides flexible space suitable for a variety of Class E uses. The property benefits from a front entrance, open-plan layout, kitchenette and convenient access to local amenities and public parking facilities.

Location

The property well positioned on the High Street amongst a mix of independent shops, cafés, and service businesses. The centre enjoys strong local footfall supported by a substantial residential catchment.

Woking town centre lies approximately 3 miles east, providing regular rail services to London Waterloo. Road communications are excellent via the A322, giving access to the M3 and M25 motorway networks. Nearby public car parking is available.

Terms

To be let on a new FRI lease for a term to be agreed. The freehold interest of the property is also for sale.

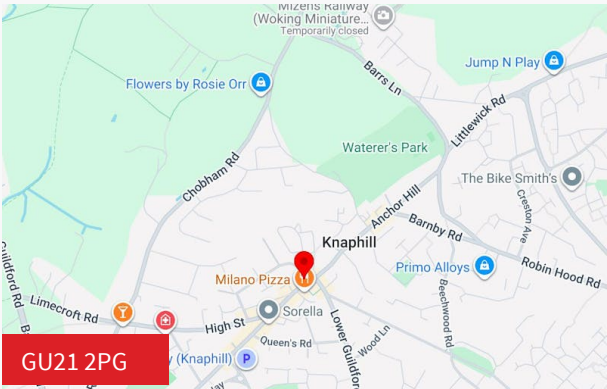
Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale/letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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