Development, Retail

FOR SALE

CURCHOD&CO



48-52 Chertsey Road

Woking, GU21 5BG

Redevelopment opportunity in Woking town centre

4,963 sq ft

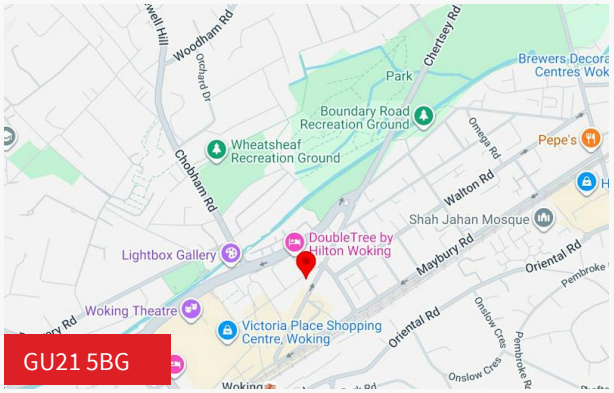
(461.08 sq m)

- 0.135 acre site
- 3,484 sq. ft NIA of retail accommodation
- 1,479 sq. ft GIA of residential accommodation
- Planning/redevelopment opportunity
- Suitable for various alternative uses

48-52 Chertsey Road, Woking, GU21 5BG

Summary

Available Size	4,963 sq ft
Price	£750,000
Rates Payable	£2.22 per sq ft
Rateable Value	£25,500
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Description

The property occupies a site of approximately 0.135 acres (0.055 hectares) held under two titles. It comprises two adjoining ground floor retail units with residential upper parts arranged as two self-contained flats. Originally constructed in the late 19th or early 20th century, the buildings are of traditional brick construction under pitched slate roofs, with areas of flat roof to the rear.

The property is understood to extend to approximately 3,484 sq ft (323.7 sq m) NIA of retail accommodation and 1,479 sq ft (137.4 sq m) GIA of residential accommodation.

The buildings are understood to be in a dilapidated condition and require full refurbishment, including structural, roof, internal and external works.

Location

Woking is a major commercial centre in north-west Surrey, approximately 23 miles south-west of central London, with excellent road and rail communications. Woking mainline railway station provides fast and frequent services to London Waterloo, with a fastest journey time of approximately 24 minutes. Junction 11 of the M25 lies approximately 5 miles to the north-east, and the A3 and M3 are also within easy reach.

The property is situated on the north side of Chertsey Road, on the eastern edge of Woking town centre, with a rear frontage to Church Street East. Chertsey Road is an established trading location and a focus of the town's food, beverage and evening economy. Nearby occupiers include J D Wetherspoon, KFC, McDonald's, Nando's and Taco Bell. Jubilee Square, Victoria Place shopping centre and the railway station are all within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 48	1,309	121.61	Available
Ground - 50-52	2,175	202.06	Available
1st - Residential	1,479	137.40	Available
Total	**4,963**	**461.07**	

Terms

The freehold interest, held under two separate titles (SY688903 & SY513630), is offered for sale as a whole with vacant possession. Offers are invited in the region of £750,000, subject to contract.

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.

VAT/Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the

Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

Piers Leigh
01483 730060 | 07967 726301
pleigh@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/11/2026

letting. All prices are quoted exclusive of VAT which may be charged.

Planning

The property forms part of Site Allocation UA15 of the Woking Site Allocations DPD (2021), which supports mixed-use redevelopment including residential. The adjoining former Rat and Parrot site benefits from planning permission for a 12-storey building of 68 flats (PLAN/2017/0802). Within the same allocation, the Crown Place site has been cleared following the grant of planning permission on appeal for a 5 to 28 storey scheme of up to 366 homes (PLAN/2019/1141). Interested parties should make their own enquiries of Woking Borough Council.


ADT
50 52
GORKHA GROCERY


Universal Carpets
FREE ESTIMATE FREE FITTING & FREE UNDERLAY
T&C APPLY


GRUNDON