



9 Creswell Corner

Anchor Hill, Woking, GU21 2JD

**Rare long leasehold  
opportunity with vacant  
possession**

790 sq ft  
(73.39 sq m)

- Prominent retail unit
- On street parking
- 999 year lease from 25th December 1988

## Summary

Available Size	790 sq ft
Price	Offers in excess of £250,000
Rates Payable	£9,106 per annum
Rateable Value	£18,250
EPC Rating	Upon enquiry

## Description

The premises form part of a parade of 5 retail units fronting the busy Anchor Hill parade. The premises comprise of a ground floor retail unit which will be sold with vacant possession.

The premises are held by way of a long leasehold interest for a term of 999 years from 25th December 1988 subject to a ground rent of £50.00 per annum.

## Location

The property is located within the prominent parade of Creswell Corner fronting Anchor Hill. Anchor Hill is approximately 3 miles west from Woking town centre.

## Viewings

Viewings by appointment only via sole agents Curchod & Co.

## Terms

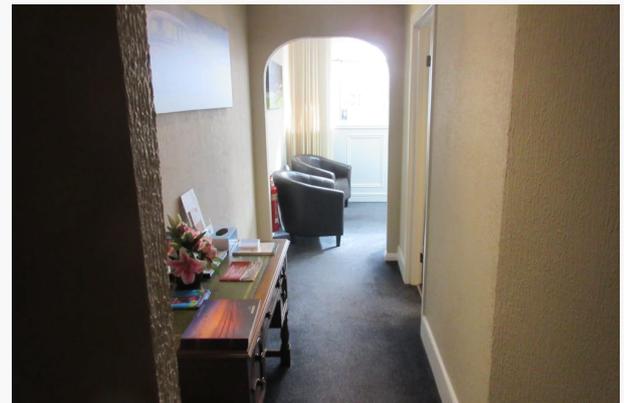
Offers in excess of £250,000.

## 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

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



## Viewing & Further Information

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