



4 Commercial Way

Woking, GU21 6ET

Town Centre Retail/Office Investment

1,939 sq ft

(180.14 sq m)

- Prominent town centre position
- Close proximity to M&S, Boots and Gails
- Ground floor let at £29,000 per annum exclusive, rising to £32,000
- 1st & 2nd floor offices let at £24,588 per annum exclusive
- Total Income £53,588 per annum equating to a NIY 9.38%

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Summary

Available Size	1,939 sq ft
Price	£545,000
Business Rates	N/A
EPC Rating	Property graded as B-C (35-67)

Description

The property comprises a ground-floor lock-up Class E unit with use of first-floor WCs, trading as Sterling Street (mortgage brokers), let on an eFRI lease for five years. The passing rent is £29,000 (1 March 2025), stepping up to £30,000 (1 March 2026), £31,000 (1 March 2027) and £32,000 (1 March 2028). The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

The first and second floors are let to Enhance Media Limited on an eFRI lease for five years from 1 July 2021 to 30 June 2026, with rent commencing 1 November 2021. The current passing rent to be £24,588 p.a. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. The 1st and 2nd floors have been previously let on a separate basis.

The property fronts Commercial Way, the town centre's pedestrianised retail pitch. Nearby occupiers include Boots, Gail's, Marks & Spencer and Lark.

Location

The unit sits close to the entrance to Victoria Place shopping centre. This scheme offers a broad mix of national retailers and amenities just 2-3 minutes' walk away.

The town is well served by public transport, with bus stops a few hundred yards from the property and Woking mainline station approximately 0.2 miles to the south (a few minutes' walk), providing direct services to London Waterloo with journey times from 24 minutes. Numerous multi-storey and pay-and-display car parks are also within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m
Ground - Retail	824	76.55
1st - Office	550	51.10
2nd - Office	565	52.49
Total	1,939	180.14

Terms

The freehold is available for offers in excess of £545,000.

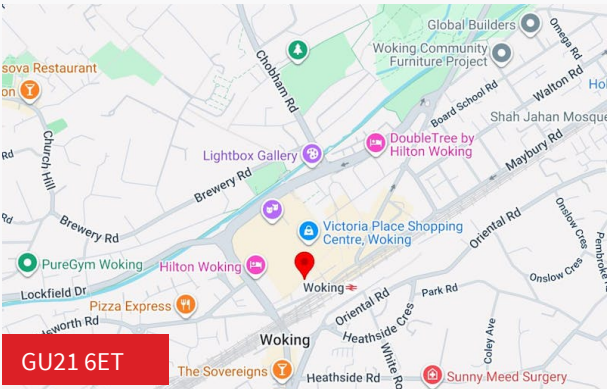
Anti Money Laundering

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/VAT

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

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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