

PROMINENT RETAIL UNIT TO LET

26 Wolsey Walk

Woking



**VICTORIA
PLACE**

WOKING

Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk

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Location

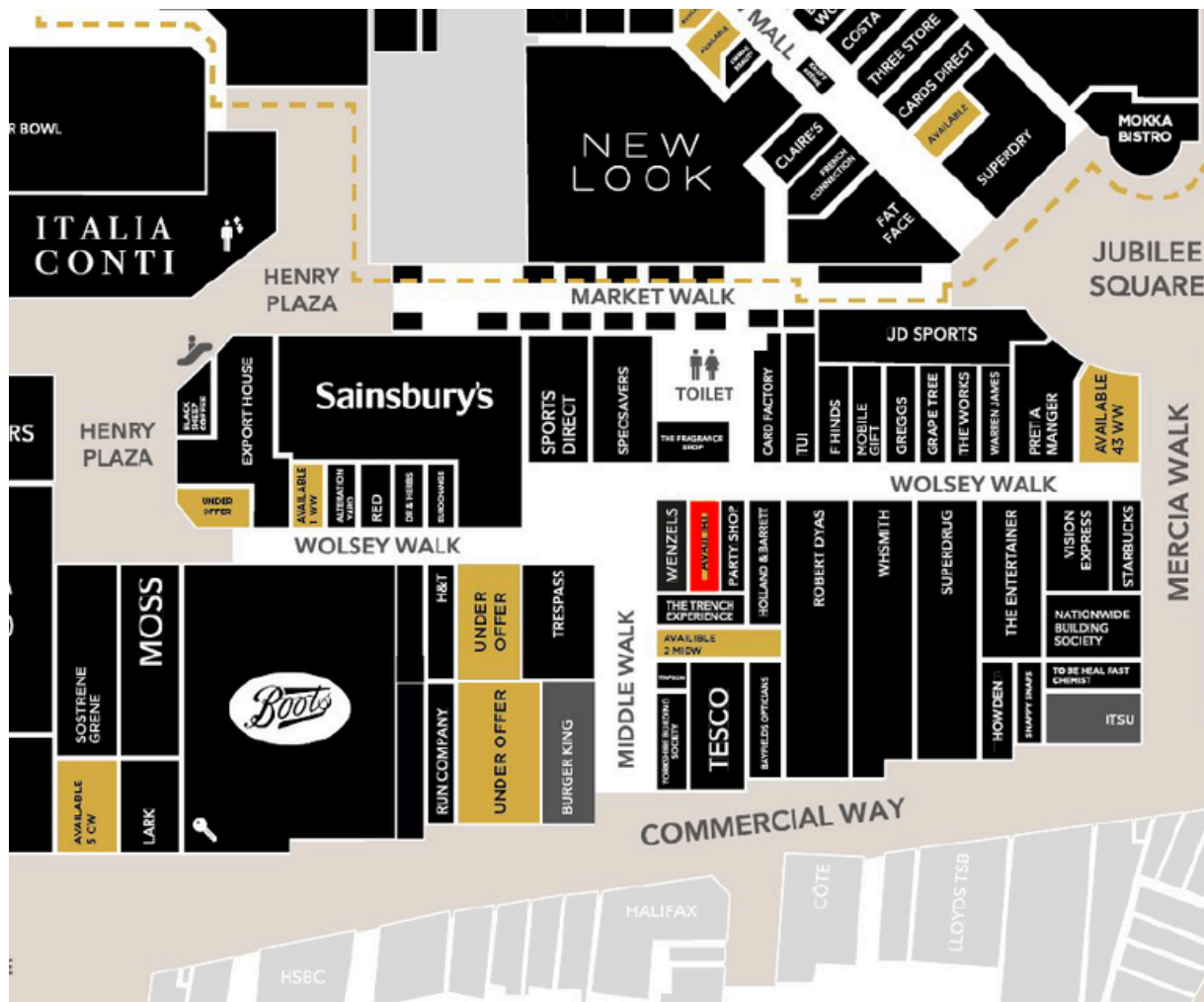
Wolsey Place and Henry Plaxa provide over 60 shops and restaurants anchored by the recently opening YourM&S, Superbowl and Boots alongside Sports Direct and Sainsbury's. Key recent lettings include Gails, Black Sheep, Skechers, Lark, Moss and Itsu.

The unit is situated adjacent **Wenzells**, and in proximity to **Sainsburys**, **Fragrance Shop**, **Card Factory** and **Holland & Barrett**.

Accommodation

The premises are arranged over ground and first floors only. Approximate net internal areas are:

Ground Floor:	812 sq ft	75.4 sq m
First Floor Ancillary:	515 sq ft	47.6 sq m
Total:	1,327 sq ft	123.28 sq m



Viewing & further information

Strictly by prior arrangement only with:

Gavin Rowlands

gavin.rowlands@savills.com
+44 (0) 7960 960 450



Rent

Offers are invited in the region of £35,000 per annum exclusive.

Tenure

A new lease will be available for a term to be agreed subject to upwards only rent reviews direct from the landlord. The lease is to be outside of the provisions of the 1954 Landlord & Tenant Act Part (II).

Rates

Rateable Value (2024/25) **£38,000**

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Service Charge

£17,500 (estimate)

Use

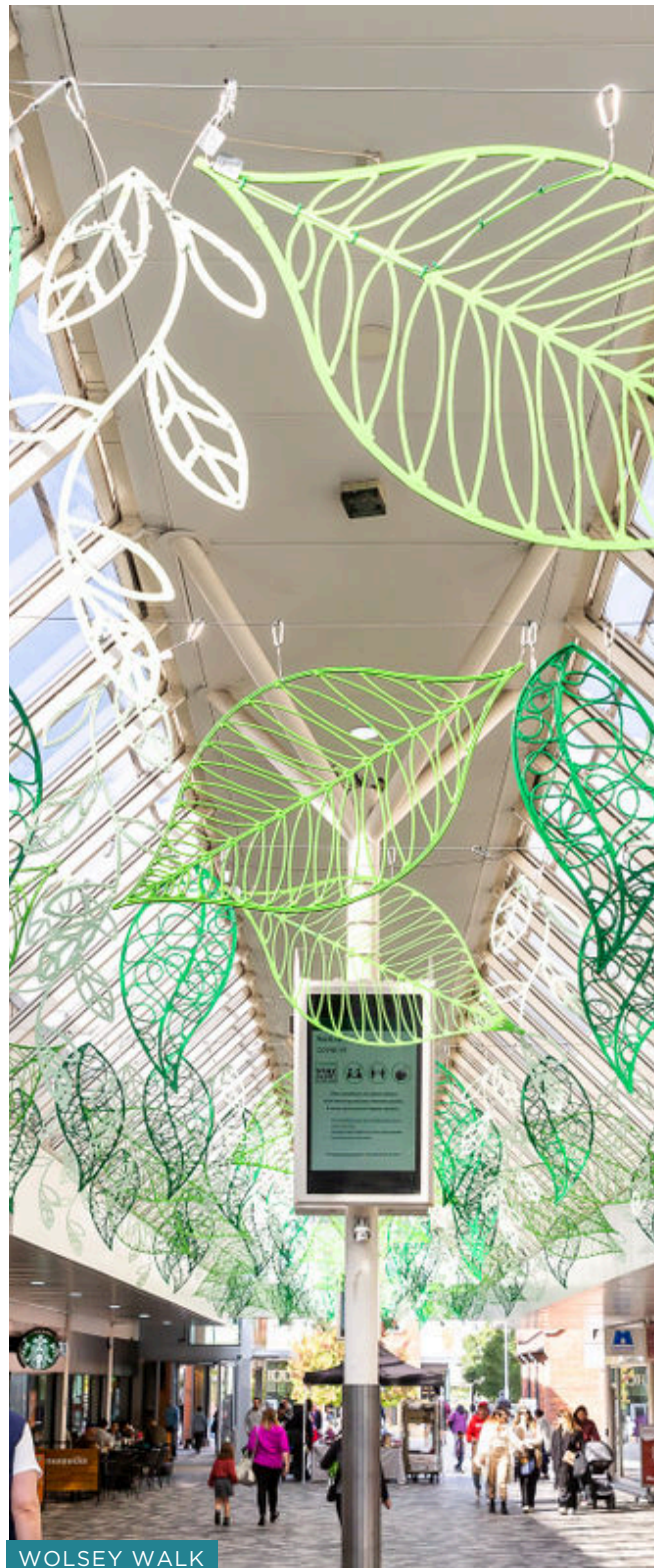
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



WOLSEY WALK


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