

WOKING SHOPPING

43 Wolsey Walk

Wolsey Place



Savills London

33 Margaret
Street London
W1G 0JD

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Location

Wolsey Place and Henry Plaza provide over 60 shops and restaurants anchored by the recently opened **Your M&S** and **Boots** alongside **Sports Direct** and **Sainsbury's**.

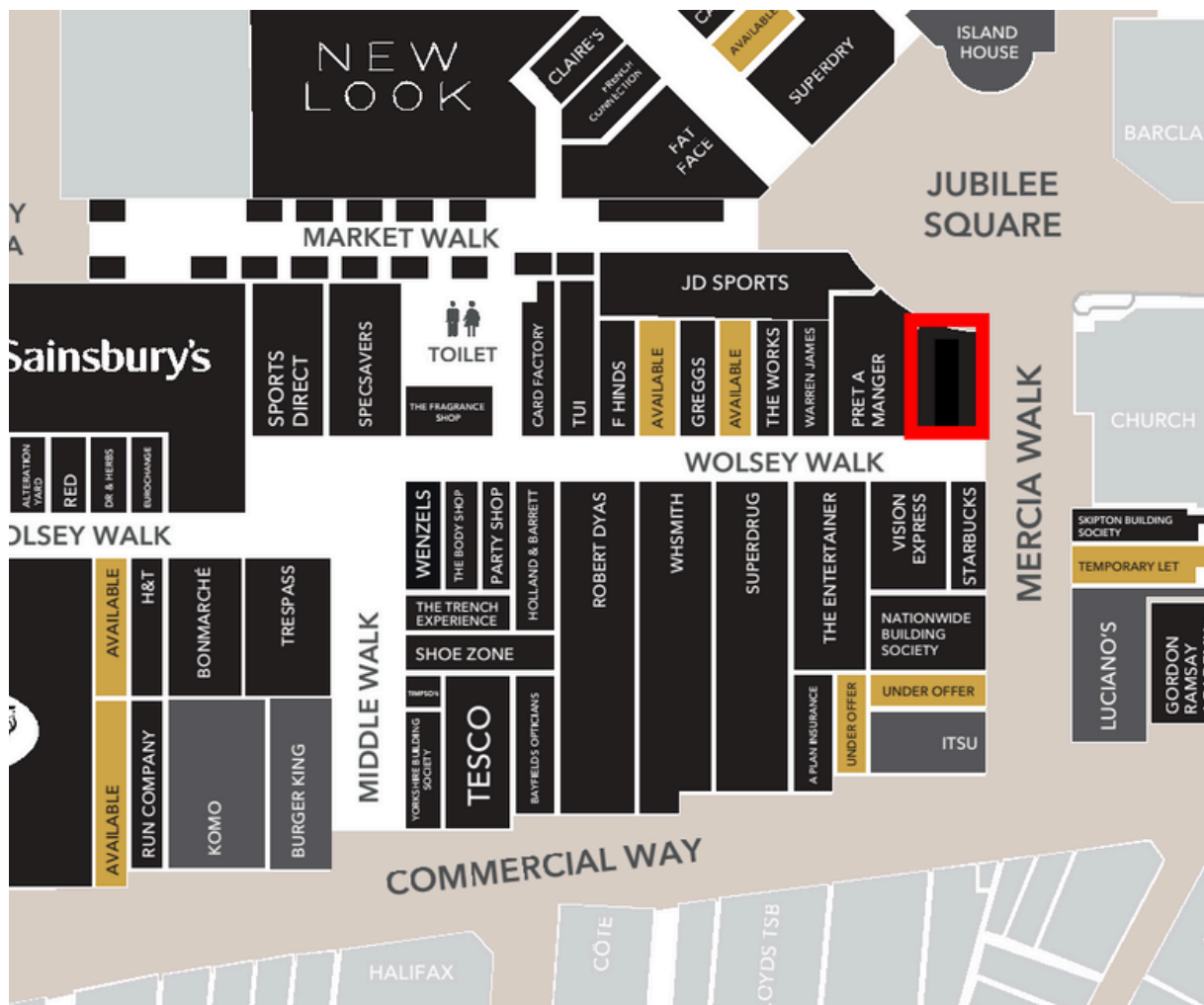
Key recent lettings include **Black Sheep Coffee**, **Gails**, **Lark** and **Sostrene Grene**.

The unit is located in arguably the most prominent position within the town centre, adjacent **Pret-a-Manger** and close to **JD Sports**, **Starbucks** and **Vision Express**.

Accommodation

The unit is arranged over ground and first floors providing the following approximate floor areas:

Ground Floor:	1,556 sq ft	144.5 sq m
First Floor Ancillary:	1,070 sq ft	99.4 sq m
Total:	2,626 sq ft	243.9 sq m



Viewing & further information

Strictly by prior arrangement only with:

Gavin Rowlands

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Rent

Offers are invited in the region of £50,000 per annum exclusive.

Service Charge

The service charge for the current year is approximately £31,550.

Tenure

The premises are available on a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rates

Rateable Value (2024/25): £65,000

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

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

The subject property has an Energy Performance Asset Rating of 49 (Category B). Available on request.



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