

WOKING SHOPPING

Unit 2 Middle Walk

Wolsey Place



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

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

Key recent lettings include Gails, Black Sheep Coffee, Skechers, Lark, Moss and Itsu.

The unit is situated adjacent to **Shoezone** and close to proximity to **Sainsbury's**, **Trespas**, **Wenzells** and **Sports Direct**.

Accommodation

The property is arranged over ground floor and first floor levels having the following approximate accommodation:

Ground Floor:	1,295 sq ft	120.3 sq m
First Floor Ancillary:	686 sq ft	63.7 sq m
Total:	1,981 sq ft	sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

Offers are invited in the region of £32,500 per annum exclusive.

Tenure

The premises are available on terms to be agreed.

Service Charge

The service charge for the current year is approximately £25,500.

Rates

Rateable Value (2024/25): **£30,750**

We understand the premises are assessed for rating purposes as above.

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 83 (Category D). Available upon request.



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