

WOKING SHOPPING

Unit 3, Wolsey Walk

Wolsey Place



Savills London

33 Margaret
Street London
W1G 0JD

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Location

The Peacocks and Wolsey Place provide over 150 shops and restaurants, 2 theatres, a 6 screen cinema and 2,300 parking spaces, creating Woking Shopping, Surrey's largest covered shopping destination.

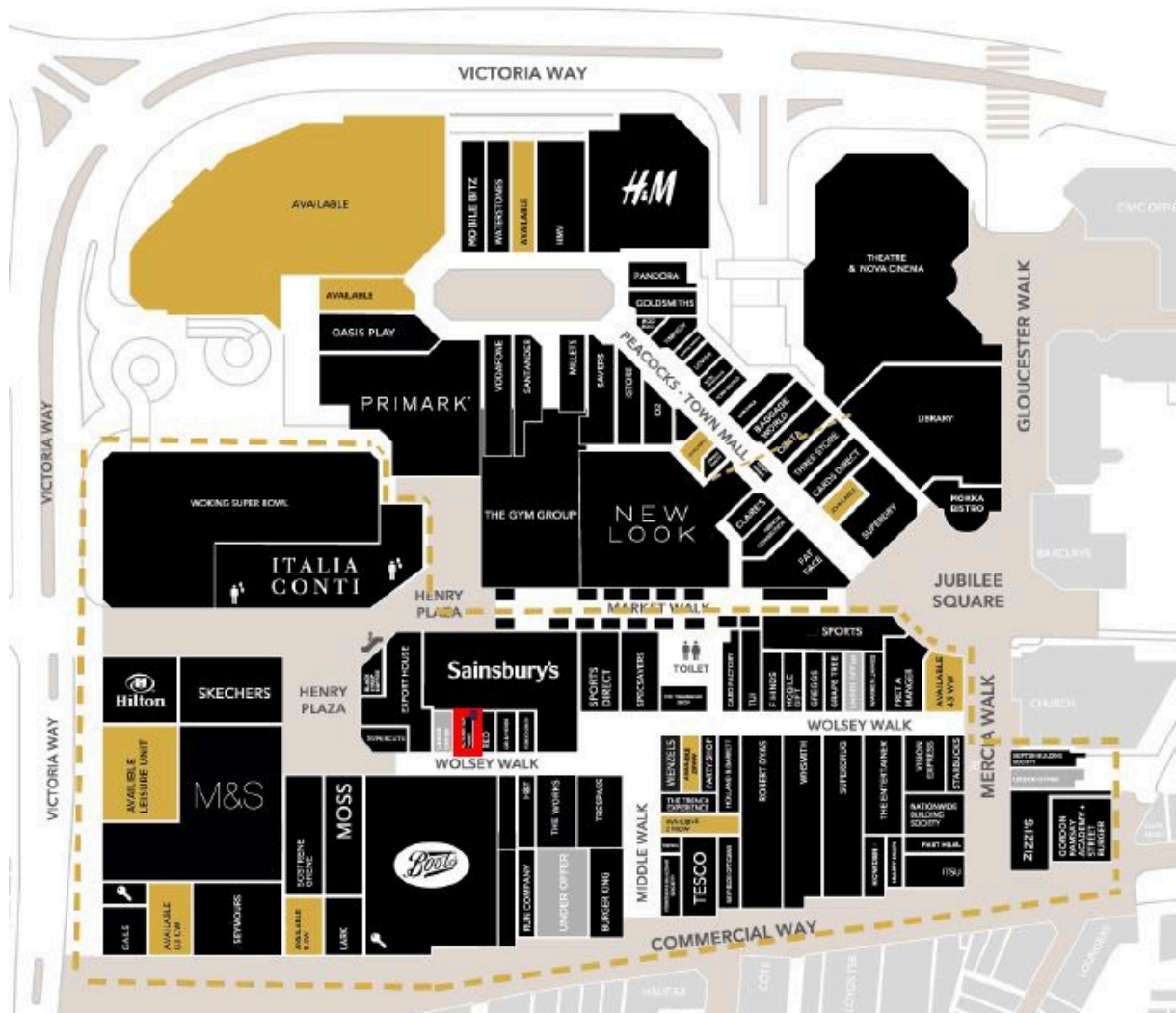
The landmark development of Victoria Place recently opened and provide a new Marks & Spencer and Hilton Hotel.

The subject unit is located in a high footfall retailing position opposite to **Boots**. Nearby retailers in close proximity include **The Works, Moss, Trespass** and **Eurochange**.

Accommodation

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

Ground Floor:	730 sq ft	67.8 sq m
First Floor:	118 sq ft	10.9 sq m
Total:	848 sq ft	78.7 sq m



Viewing & further information

Strictly by prior arrangement only with:

Gavin Rowlands

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Rent

£25,000 per annum exclusive of business rates, service charge, VAT and all other outgoings

Tenure

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews, for a term to be agreed

Service Charge

The service charge for the current year is approximately £10,653.

Rates

Rateable Value (2024/25): £28,500

Interested parties should verify this figure and any relief available with Woking Borough Council (01483 755855).

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant or Office 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

Available upon request.



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