

CLASS E UNIT TO LET

# Church Path

Woking



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The premises are located on Church Path, a busy pedestrian thoroughfare, linking Woking railway station with the extensive town centre retail, F&B and office provision.

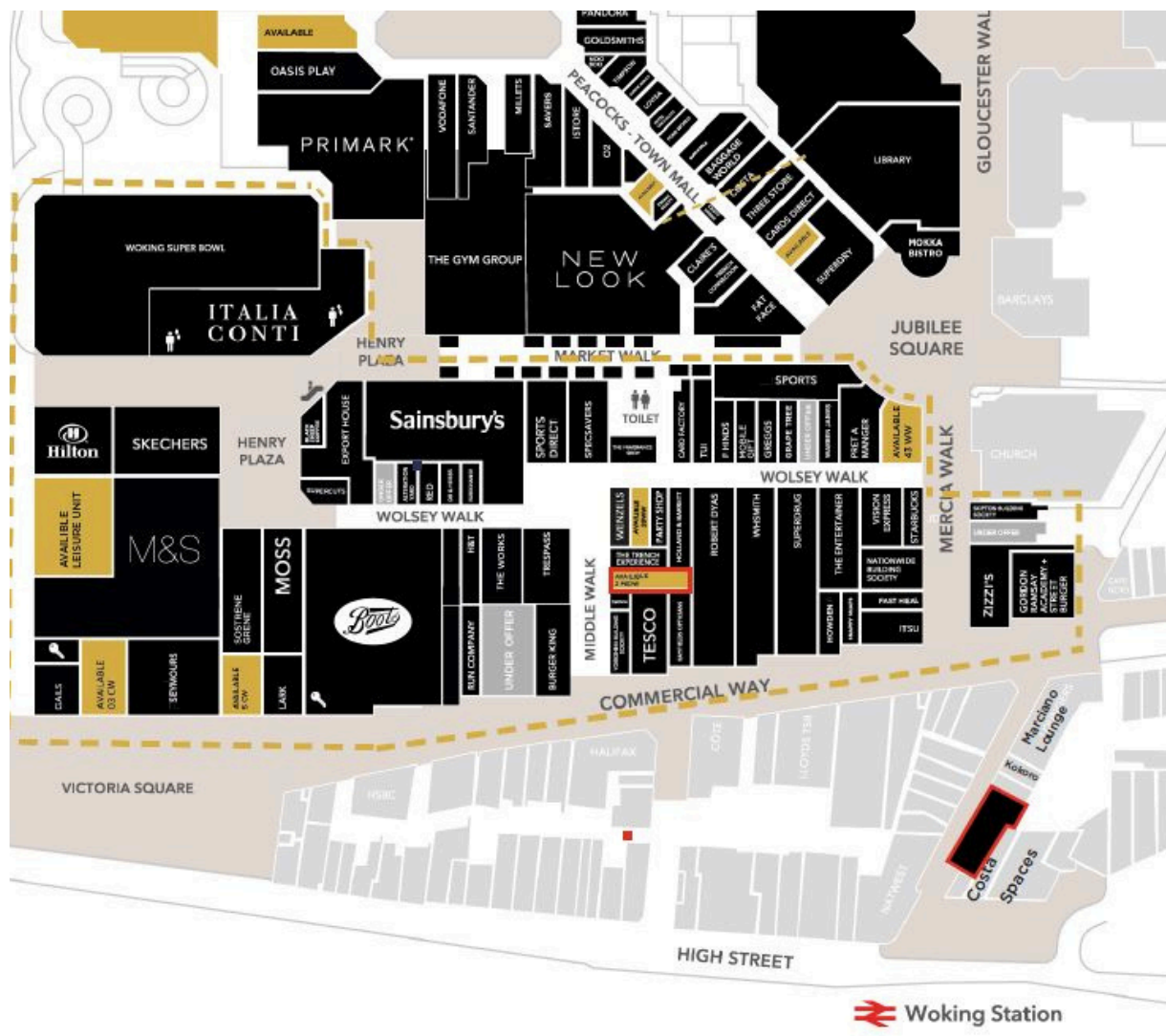
The unit has access, adjacent Foxtons on High Street and via an extensive façade to Church Path. Other nearby occupiers include Costa, Jeitta Lebanese, Cellar Magneval, Kokoro, Marciano Lounge and Zizzi.

The premises would be suitable for a range of uses including gym, café, children's play centre play, co-working space, bar, restaurant or reverting to it's previous nightclub use.

## Accommodation

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

Church Path Frontage:	85 ft	26 m
Lower Ground Floor:	4,300 sq ft	399.5 sq m
Upper Ground Floor:	1,700 sq ft	157.9 sq m
<b>Total:</b>	<b>6,000 sq ft</b>	<b>557.4 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Gavin Rowlands**

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



## Rent

£60,000 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.

## Rates

Rateable Value (2024/25) TBC

## Use

The premises are suitable for a variety of uses including Retail, Restaurant, Office or Gym space.

## 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.




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