

# WOKING SHOPPING



- ❖ Subject to vacant possession
- ❖ Annual footfall of 15 million
- ❖ Anchored by a 130,000 sq ft Debenhams
- ❖ Tenants include New Look, Primark, T K Maxx, Superdry and Topshop/Topman
- ❖ Recent openings include Smiggle, Wilko, Fat Face.



## UNIT 51, COMMERCIAL WAY

### 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.

Extensive redevelopment of Jubilee Square and Commercial Way are now complete and accommodates **Fat Face**, **Superdry**, **Carluccios**, **Bills**, **Las Iguanas** and **Café Rouge**.

### SITUATION

The subject unit is located in a high footfall retailing position next to **Foxtons**. Nearby retailers in close proximity include **Superdrug**, **WHSmith**, **Carluccios** and **The Entertainer**.

### ACCOMODATION

The premise provides the following approximate net internal floor area:-

Ground Floor	862 sq ft	80.08 sq m
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### LEASE TERMS

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.

### RENT

£35,000 per annum exclusive of business rates, service charge, VAT and all other outgoings.

### USE CLASS

A1

### SERVICE CHARGE

The service charge for the current year is approximately £8,764.16

### BUSINESS RATES

Rateable Value	£22,750
UBR (2017/2018)	48.4p
Rates Payable (per annum)	£11,011

Interested parties should verify these figures with Woking Borough Council (01483 755855).

### EPC

Available on request.



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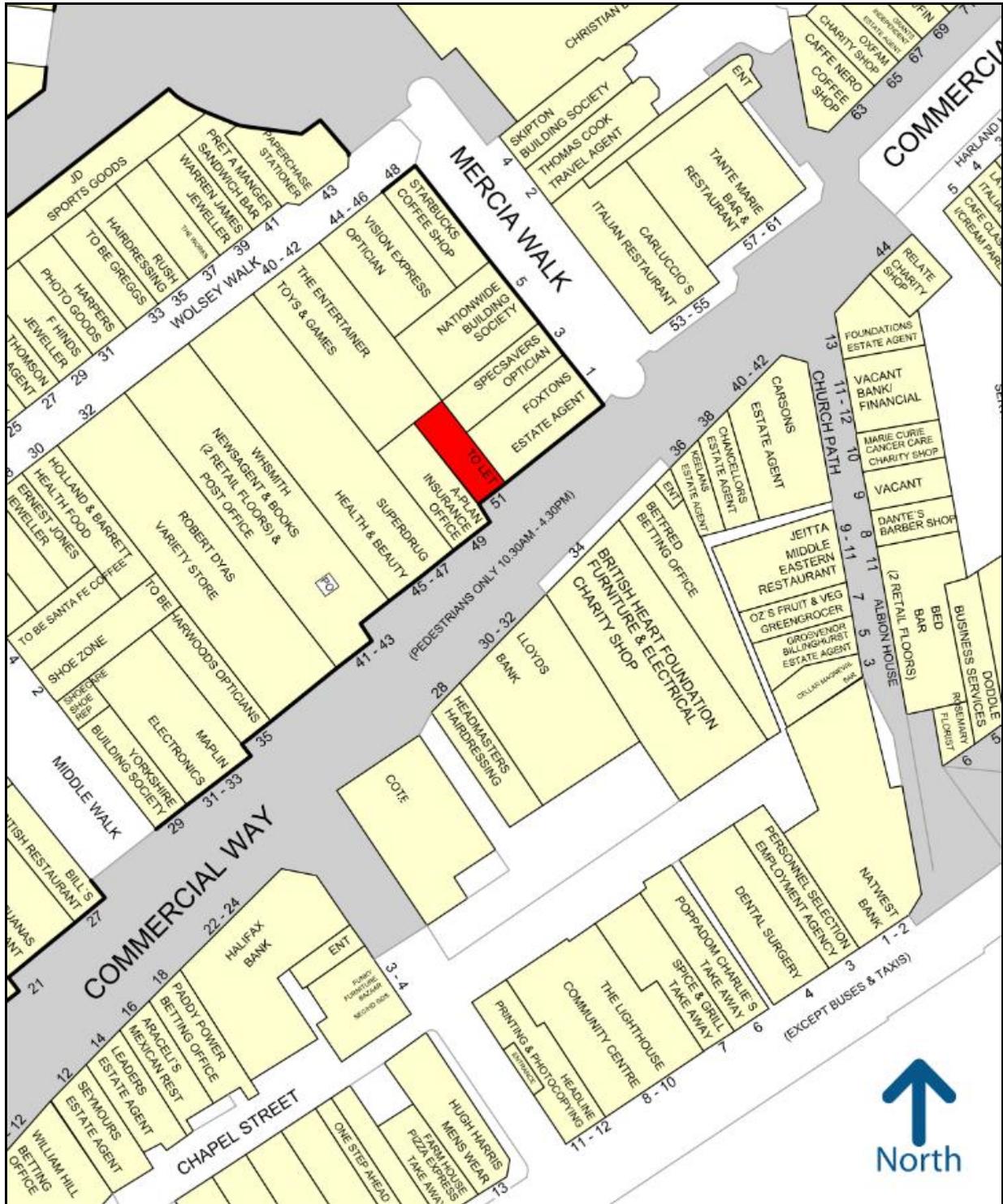
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