

WOKING SHOPPING



FOOD COURT UNIT 1, PEACOCKS

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 the busy hub of the Peacocks Food Court, adjacent to **McDonald's** and **Spudulike**. Nearby retailers in close proximity include **Chopstix**, **KFC**, **Subway**, **T K Maxx** and **Debenhams**.

ACCOMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor Restaurant Area	770 sq ft	71.5 sq m
Ground Floor Ancillary	100 sq ft	9.3 sq m

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

£37,500 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is approximately £25,516.

BUSINESS RATES

Rateable Value	£23,000
UBR (2017/2018)	48.4p
Rates Payable (per annum)	£11,312

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

EPC

The subject property has an Energy Performance Asset Rating of 57 (Category C).

- ❖ Annual footfall of 15 million
- ❖ Anchored by a 130,000 sq ft Debenhams
- ❖ Tenants include New Look, Primark, Next, T K Maxx, Superdry, Sainsbury's and Topshop/Topman
- ❖ Recent openings include Wilko, Fat Face, Ed's Easy Diner and Smiggle.



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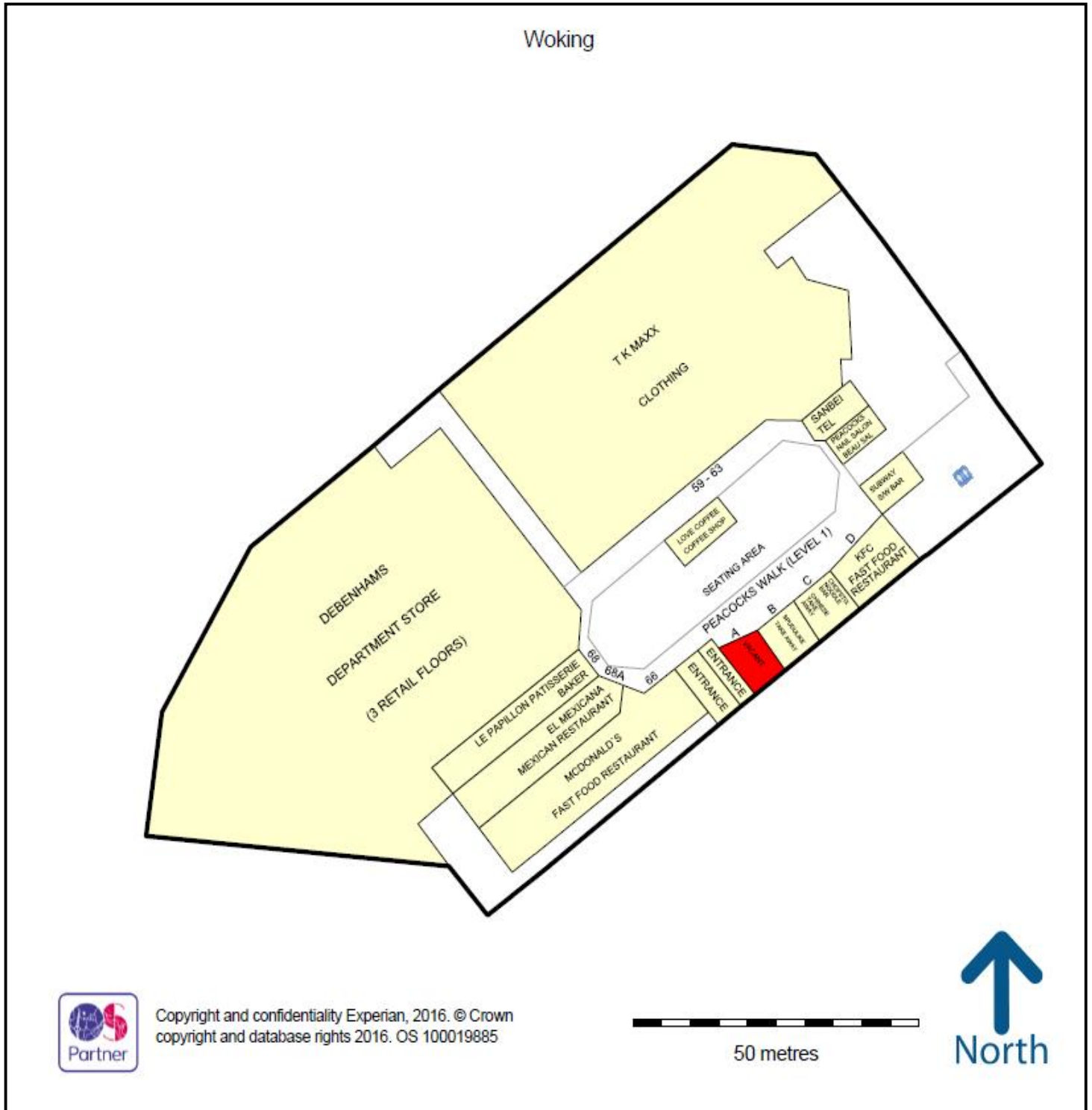
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