

# WOKING



## UNIT 42, PEACOCKS SHOPPING CENTRE A3 USE

### 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 prime retailing position adjacent to **Debenhams** and **Wilko**. Nearby retailers in close proximity include **Topshop/Topman, River Island, Pandora** and **H&M**.

### ACCOMODATION

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

Ground Floor Sales Area                      2,523 sq ft    234.40 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

On application.

### SERVICE CHARGE

The service charge for the current year is approximately £23,741.

### BUSINESS RATES

Rateable Value	£51,500
UBR (2017/2018)	48.4p
Rates Payable (per annum)	£24,926

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

### EPC

Available on request.

- ❖ 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 Smiggle, Wilko, Fat Face.



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