

WOKING SHOPPING



- ❖ 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 and Smiggle.



FOOD COURT UNIT 5, PEACOCKS CENTRE

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, opposite to **Spudlike and Chopstix.** Nearby retailers in close proximity include **McDonald's, KFC, Subway, T K Maxx and Debenhams.**

ACCOMODATION

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

Ground Floor Restaurant Area	225 sq ft	20.90 sq m
Ground Floor Ancillary	251 sq ft	23.31 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

£45,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is approximately £21,580.

BUSINESS RATES

Rateable Value	£6,800
UBR (2017/2018)	48.4p
Rates Payable (per annum)	£3,291

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

EPC

Available on request.



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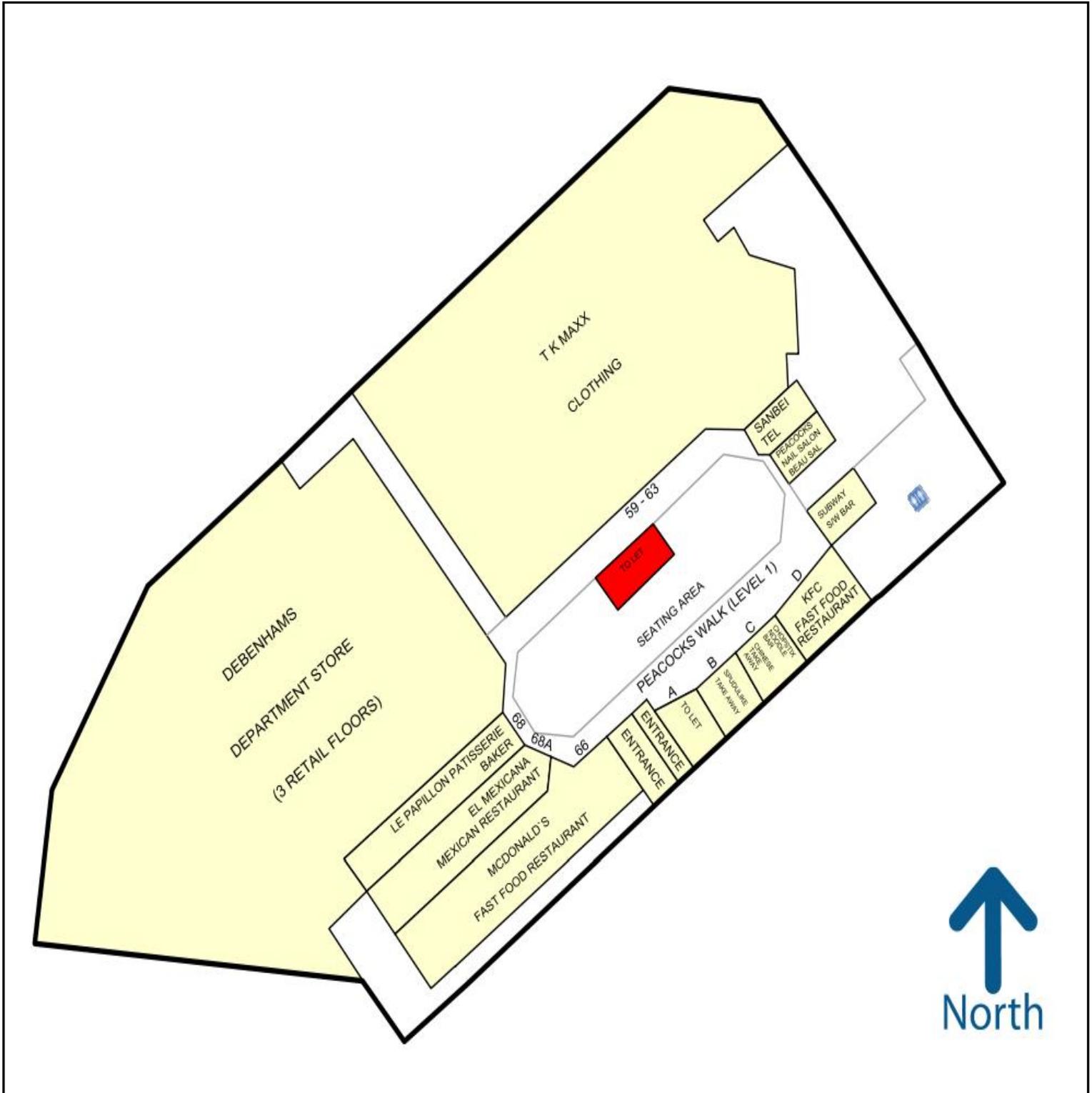
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