

WOKING SHOPPING



- ❖ Annual footfall of 18 million
- ❖ Anchored by a 130,000 sq ft Debenhams
- ❖ Tenants include New Look, Primark, Next, T K Maxx, Superdry, Sainsbury's and Topshop/Topman
- ❖ 60,000 sq ft Marks and Spencer coming soon.



UNIT 35 TOWN MALL, PEACOCKS SHOPPING 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, Café Rouge and Cote.**

SITUATION

The subject unit is located in a prime retailing position adjacent to **iStore** and **Millets**. Nearby retailers in close proximity include **Topshop/Topman, H&M, New Look, Primark and Pandora.**

ACCOMODATION

The premises provide the following approximate net internal floor area:-

Ground Floor Sales Area 3,991 sq ft 370.78 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

£150,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is approximately £37,834.

BUSINESS RATES

Rateable Value	£92,500
UBR (2017/2018)	47.9p
Rates Payable (per annum)	£44,308

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

EPC

Available on request.



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