

WOKING SHOPPING



- ❖ Annual footfall of circa 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 55 TOWN MALL, PEACOCKS SHOPPING CENTRE

The Peacocks and Wolsey Place now 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, Carluccio's, Bills, Las Iguanas, Café Rouge and Cote.**

SITUATION

The subject unit is located in a prime retailing position adjacent to **Costa Coffee** and **Monsoon, Accessorize**. Nearby retailers in close proximity include **Smiggle, Fat Face, New Look** and **Superdry**.

ACCOMODATION

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

Ground Floor Sales	1,706 sq ft	158.49 sq m
--------------------	-------------	-------------

LEASE TERMS

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

£85,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is approximately £17,039.

BUSINESS RATES

Rateable Value	£54,500
UBR (2016/2017)	47.9p
Rates Payable (per annum)	£26,105

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



Gavin Rowlands
020 7290 4563
growlands@nashbond.co.uk

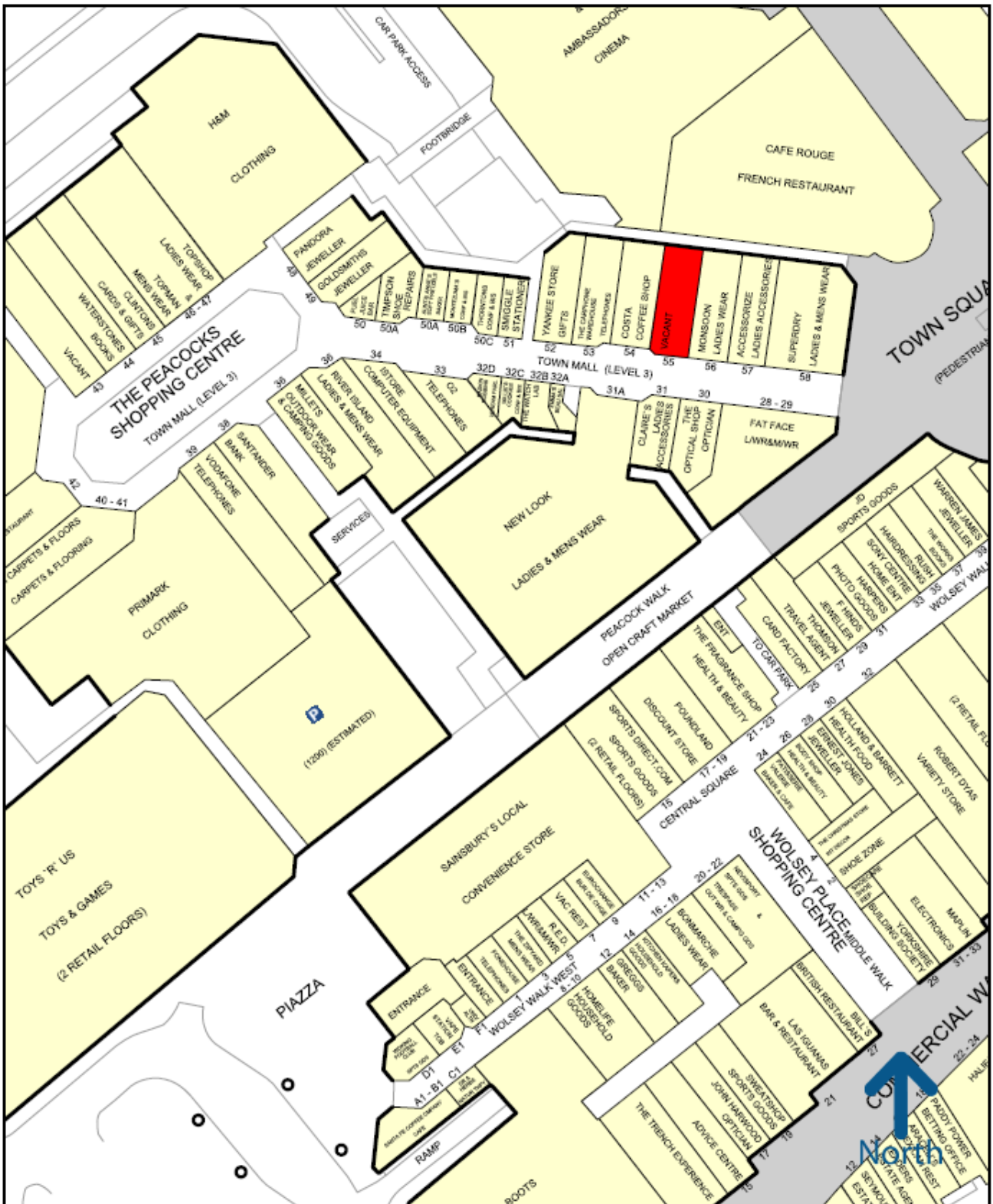
Lloyd Wraith
020 7290 4587
lwraith@nashbond.co.uk



Emma Hollyman
0207 087 5038
emma.hollyman@eu.jll.com

Paul Marshall
020 7318 7814
paul.marshall@eu.jll.com

WOKING SHOPPING



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Jones Lang LaSalle & Nash Bond, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Jones Lang LaSalle & Nash Bond, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Jones Lang LaSalle & Nash Bond or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property.