

# 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 52 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 **Smiggle** and **The Carphone Warehouse**, with nearby retailers in close proximity including **Monsoon/Accessorize, Fat Face, New Look** and **Superdry**.

### ACCOMODATION

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

Ground Floor Sales	1,454 sq ft	135.08 sq m
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### 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

£100,000 per annum exclusive.

### SERVICE CHARGE

The service charge for the current year is approximately £14,522

### BUSINESS RATES

Rateable Value	£53,000
UBR (2016/2017)	47.9p
Rates Payable (per annum)	£39,454

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



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