

TOWN CENTRE UNBROKEN FREEHOLD RETAIL PARADE INVESTMENT

On instructions of Woking
Borough Council

**63-75 Commercial Way,
Woking, GU21 6HN**

- Rare opportunity to acquire an unbroken freehold retail block located in the town centre of Woking
- 7 retail units totalling 9,449 sq ft (NIA)
- Freehold
- Multi let to 6 different retailers, with 1 unit vacant (under offer) at a total rent of £196,000 pax with a reversion on the letting to £229,000 pax
- Further reversion to be captured through lease renewals and rent reviews.
- We are instructed to seek offers in excess of **£2,050,000 (Two million and Fifty Thousand Pounds)**, subject to Contract and Exclusive of VAT, representing an attractive **Net Initial Yield of 9.00%** reverting to **10.50%** on the successful completion of the letting



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SUBJECT TO CONTRACT

The above site outline is for identification purposes only.

FOR SALE

63-75 Commercial Way, Woking, GU21 6HN

Location & Situation

- **Location**
 - Woking is an affluent Surrey commuter town approximately 23 miles south-west of central London and around 6 miles north of Guildford, with a borough population of c.100,000.
 - The town centre is anchored by The Peacocks and Victoria Place and provides a broad mix of retail, restaurant, café and leisure amenities.
- **Transport Links**
 - Woking railway station provides frequent direct services to London Waterloo from approximately 24 minutes, together with regular connections to Guildford, Basingstoke and Portsmouth.
 - The town benefits from strong road links, lying close to the A3 and M25, with Heathrow Airport approximately 15 miles to the north.
- **Situation**
 - 63–75 Commercial Way occupies a prominent position within Woking town centre, forming part of one of the town's principal pedestrianised retail pitches.
 - The parade fronts Commercial Way, close to Church Street East, opposite Victoria Place and within a short walk of The Peacocks and Woking railway station.
 - Nearby occupiers include Boots, Primark, Marks & Spencer, McDonald's, Costa, Gail's, Kokoro and a range of independent cafés and restaurants, supporting strong all-day footfall.



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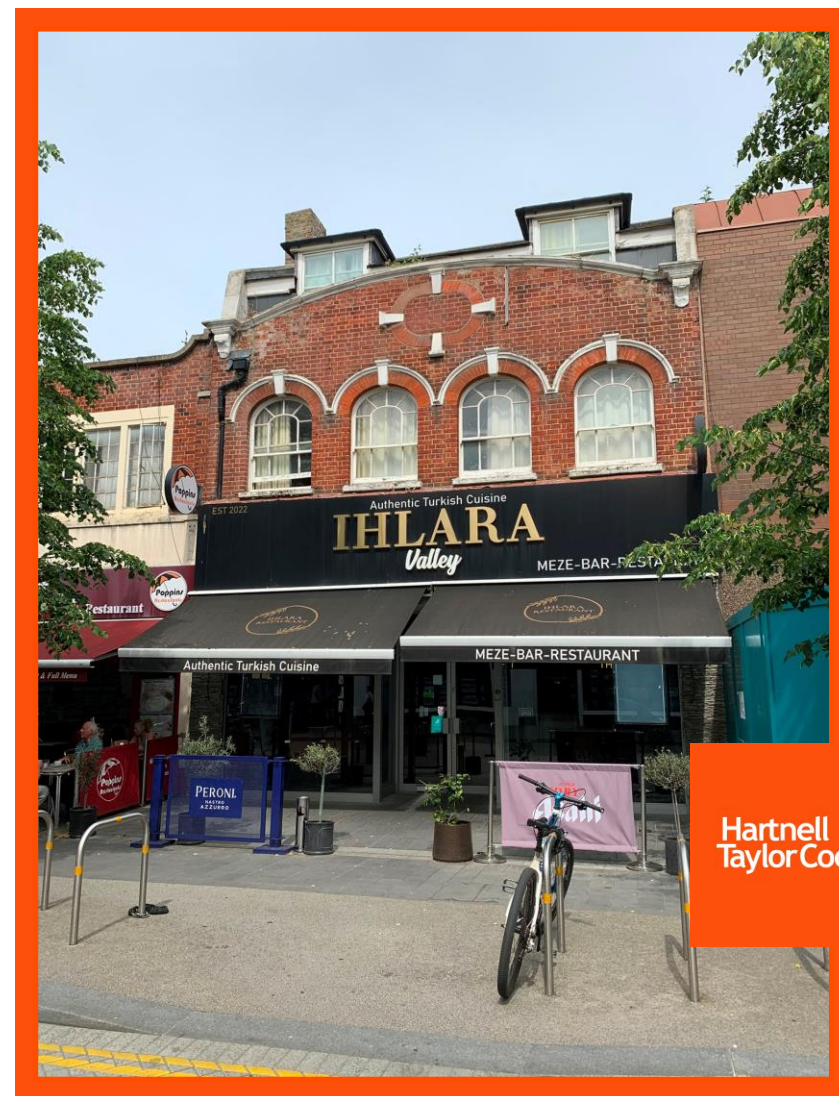
Description

- The buildings at 63–75 Commercial Way, Woking comprise a terraced block of ground and upper floor retail units underneath a flat roof.
- Each unit benefits from floor to ceiling glazing, with ground floor trading areas and ancillary and staff areas to the rear.
- Each first-floor trading area is accessed by an internal staircase.
- Number 63 benefits from a return frontage to Church Front East. Number 75 is the largest of the units and is arranged over ground and two uppers with 5 single bedrooms and bathrooms on the upper floors for staff, again accessed internally.
- There is a rear yard which provides car parking and loading for the units.

Accommodation

We have been provided with the measurements by our client and understand that the properties have been measured in accordance with the Code of Measuring Practice (6th Edition), as follows:-

Building number	Sq ft (NIA)	Sq ft ITZA
63	1,398	681.16
65	967	378.32
67	1,084	396.71
69	1,178	428.34
71	1,162	415.44
73	1,083	379.19
75	2,577	1,627.04
Total	9,449	4,306.20



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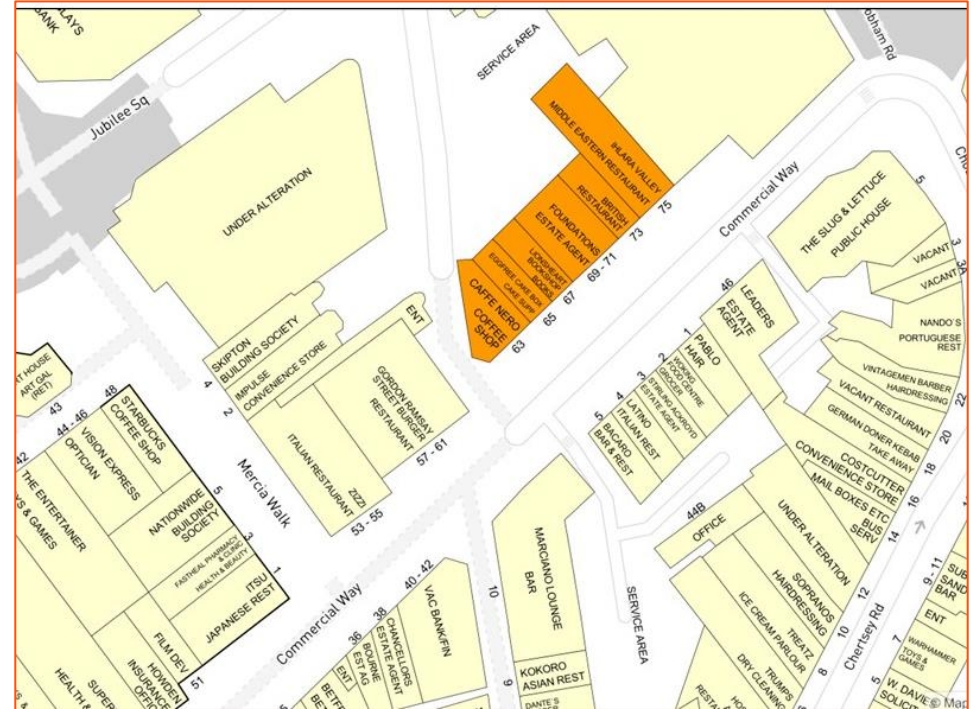
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Tenure - Freehold



For Identification Purposes Only



Tenancy

Multi-let to six retailers, with one vacant unit currently under offer.

£196k pax

Current passing rent

3.9 yrs

WAULT

1.9 yrs term certain

£50.54 psf

Reversionary ITZA

Unit 69 under offer quoting £77.04

psf

67 & 71

Immediate lease events
to capture further reversion

Income profile combines secure multi-let income with near-term reversionary upside.

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Property	Tenant	Size sq ft (NIA)	Lease Start	Break clause	Rent Review	Lease end	Rent £ pax	Rent £psf overall	ITZA (sq ft)*	Rent £psf ITZA	Inside the Act	Comments
63 Commercial Way	Nero Holdings Ltd	1,398	26/10/2022	25/10/2025		25/10/2027	£35,500	£25.39	681.16	£52.12	Y	Monthly Rent Tenant did not exercise 2025 break clause
65 Commercial Way	KHM Gourmet Ltd	967	24/10/2022		24/10/2027	23/10/2032	£27,500	£28.44	378.32	£72.69	N	Monthly Rent. Rent deposit of £16,500 plus VAT
67 Commercial Way	Lionsheart Properties Ltd	1,084	31/03/2021	30/10/2023		30/03/2026	£27,500	£25.37	396.71	£69.32	N	Schedule of Condition Holding over Under offer – further details available upon request
69 Commercial Way	Vacant - under offer	1,178							428.34			Under offer – Quoting rent £33,000 pax / £28 psf overall / £77.04 psf ITZA – further details available upon request
71 Commercial Way	Foundations Independent Estate Agents Ltd	1,162	22/01/2016			21/01/2026	£27,500	£23.67	415.44	£66.19	Y	Holding Over
73 Commercial Way	Aykut Akar (t/a Poppins)	1,083	01/02/2024	01/02/2029	01/02/2029	31/01/2039	£29,000	£26.78	379.19	£76.48	Y	
75 Commercial Way	Ihlara Restaurants	2,577	25/03/2022		25/03/2027	24/03/2037	£49,000	£19.01	1,627.04	£30.12	Y	
Total		9,449					£196,000	£23.79	4,306.20	£50.54		

FOR SALE

63-75 Commercial Way, Woking, GU21 6HN



75 Commercial Way looking west



63 Commercial Way, 1st floor Trading



Rear of 63-75 Commercial Way



63 Commercial Way – Ground Floor

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VAT

The property is elected for VAT and we envisage the transaction to be treated as a TOGC

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

EPC – available upon request

Proposal

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Contact

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SUBJECT TO CONTRACT

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract; All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation; No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn. July 2026



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