

# TO LET



131 - 141 GOLDSWORTH ROAD | WOKING | GU21 6LR



**C.4,828 SQ FT PROMINENT  
ROADSIDE UNIT**

- **HIGHLY PROMINENT UNIT**
- **SUITABLE FOR A VARIETY OF USES**
- **DEDICATED CUSTOMER CAR PARKING**



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## LOCATION

The property is situated on Goldsworth Road, a key arterial route into Woking town centre, approximately 0.5 miles to the west of Woking Railway Station. The location benefits from strong visibility and accessibility, serving both local residential areas and passing trade.

Woking is a well-connected Surrey town with fast rail links to London Waterloo (approx. 25 minutes) and convenient road access via the A320, A3, and M25 (Junction 11). The surrounding area includes a mix of trade, retail, and residential uses, with nearby occupiers including Majestic, Halfords, and various independent businesses.

## DESCRIPTION

The property comprises a ground floor retail unit of brick and blockwork construction, with residential units, accessed via separate entrance, situated above. The frontage features full-height glazing and prominent signage zone. To the rear of the unit, there is dedicated parking for approximately six vehicles.



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## TENURE

The property is held by way of a lease contracted within the security of tenure provisions of the Landlord & Tenant Act (1954), expiring 21 August 2030. The current passing rent is £99,577.90 per annum exclusive.

## ACCOMMODATION

The property comprises the following approximate gross internal floor area :

AREA	SQ M	SQ FT
GROUND FLOOR	448.54	4,828

## USE

Class A1 (E).

## AVAILABILITY

The property is available by way of assignment of the existing lease. A sub lease or a new lease by way of negotiation may be possible, subject to terms.

## RATING

We have been advised that the Rateable Value for the property is £97,500 per annum. The UBR multiplier 55.5p is to be adopted, so the rates payable are £54,112.50 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify these figures.

## ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) is available upon request.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## VIEWING

Viewing to be undertaken strictly through prior arrangement with the sole agent, contact details below:

JOE NEWTON / FRED SEABY

M: 07939 887 633 / 07563 134 032

E: joe@cspretail.com / fred@cspretail.com

## Misrepresentation Act

These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.