

**LANDMARK BUILDING  
TO LET**

**Owen Shipp**  
COMMERCIAL

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**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**

**EGi's Most Active Dealmaker - Surrey 2018/19**



**26 CHERTSEY ROAD, WOKING  
SURREY GU21 5AJ**

Excellent Trading Location in Woking Town Centre

Available on a New Lease

May Suit A3 or A5 Uses (Subject to Planning)

**291.44 sq. m. / 3,137 sq. ft.**



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
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## 26 Chertsey Road, Woking, GU21 5AJ

### Location

This property is located in Woking Town Centre on the corner of Chobham Road and Chertsey Road. It is situated in a busy and vibrant part of the town centre amongst several food and drink operators including KFC, Nando's and McDonalds. Woking is a large town which is experiencing large scale improvement of its town centre to provide additional housing and commercial space. The town benefits from regular rail services into London Waterloo and vehicle access onto the M25 at Chertsey.

### Description

This prominent town centre property is a three-storey, art-deco building with return retail frontage onto both Chobham Road and Chertsey Road. The two main elevations have decorative pilasters with large metal framed windows with a flat roof above. Internally the ground floor is fitted out as modern retail space with a suspended ceiling, air conditioning, male and female WCs. At the rear of the retail area there are stairs to the upper parts. The first and second floors offer bright adaptable commercial space with WC facilities on the second floor.

### Accommodation

The floor areas are approximately:

Ground Floor 93.04 sq. m. / 1,001 sq. ft.

First Floor 99.38 sq. m. / 1,070 sq. ft.

Second Floor 99.02 sq. m. / 1,066 sq. ft.

**Total 291.44 sq. m. / 3,137 sq. ft.**

### Rent

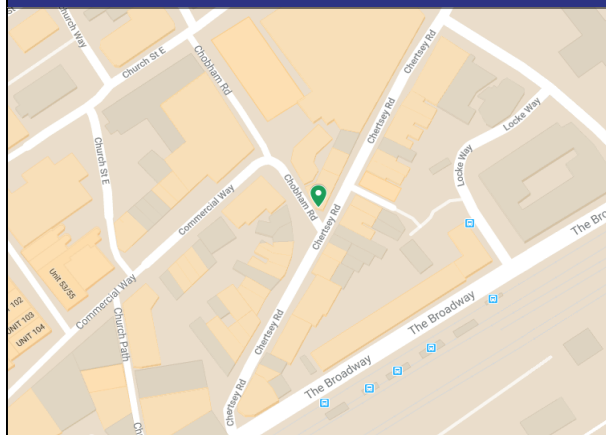
£65,000 p.a. + VAT

### Rates

Rateable Value - £36,750

Rates Payable - £18,044 (2019/2020)

### Map



### Internal Photo



### Legal Costs

Each party to bear their own professional incurred in the transaction

### EPC

Rating: D - 99

### Viewing

For viewings and all enquiries please contact:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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