

Retail, D2 (Assembly and Leisure)

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 2, Morris House

34 Commercial Way, Woking, GU21 6EN

Prominently Positioned Town Centre Restaurant Unit

2,318 sq ft

(215.35 sq m)

- High street frontage
- Town centre location
- Rear loading access
- Goods lift
- Other retail uses will be considered

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,318 sq ft
Rent	Subject to Contract & exclusive of VAT
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Service Charge	£4,326 per annum
EPC Rating	B

Description

The property comprises a ground floor restaurant unit that fronts onto the pedestrianised Commercial Way. The accommodation benefits from a goods lift and rear loading access.

The property is provided in a shell form ready for an incoming tenant to carry out their own fit out.

Location

The property is well positioned on Commercial Way within Woking town centre. A number of national restaurants are located in close proximity including Luciano's, Cote Brasserie and Marciano Lounge. The unit is also neighboured by Wolsey Place and The Peacocks shopping centre provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away.

Woking train station is located circa 0.1 miles to the south of the unit and provides direct services to London Waterloo, with journey times from 24 minutes. A number of pay and display car parks are located within walking distance of the town centre.

Terms

The property is available by way of a new lease directly from the landlord.

Rateable Value

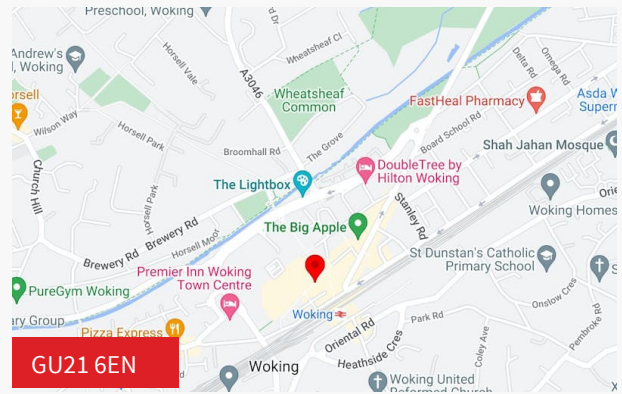
The properties Rateable Value is to be assessed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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