



31 High Street

Knaphill, Woking, GU21 2PP

Class E Retail to Let

782 sq ft

(72.65 sq m)

- Prominent Retail Pitch
- Abundant Nearby Customer Parking
- E-class Use

Summary

Available Size	782 sq ft
Rent	£16,500 per annum
Rates Payable	£6,362.25 per annum 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
Rateable Value	£12,750
EPC Rating	D (86)

Description

The property comprises a ground floor retail unit with a kitchenette, WC facilities, ancillary storage and a rear access door. The unit benefits from tile flooring and modern LED downlights.

Location

The unit is located on Knaphill High Street. A number of national and regional retailers are located in close proximity, including the Co-op, Boots Pharmacy, Tesco Express, and Seymours Estate Agents.

Two free car parks, Englefield Road and The Broadway are located in close proximity to the unit.

Knaphill is located approximately 3.5 miles to the northwest of Woking town centre and circa 7.0 miles from Junction 11 of the M25.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	571	53.05	Available
Ancillary - Store	211	19.60	Available
Total	782	72.65	

Terms

The unit is available by way of a new lease directly from the landlord for a term to be agreed.

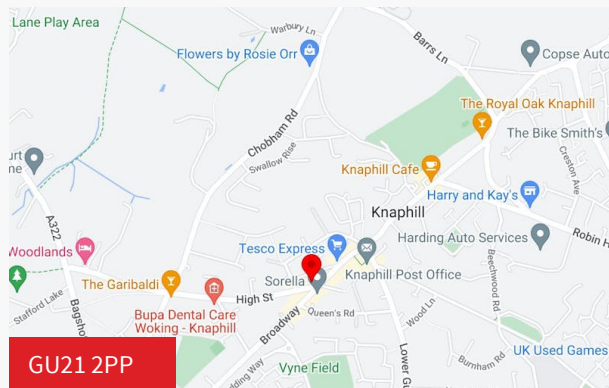
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

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.



Viewing & Further Information

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