





KEY FEATURES

- Victoria Place Shopping Centre in Woking
- Prominent Corner Unit available To Let
- Ideally suited to a recognised national or regional brand
- Near Sports Direct, Specsavers, Fragrance Shop, Sainsbury's, Trespass, Card Factory, Holland & Barrett, Robert Dyas, TUI, F Hinds, Boots, M&S
- **Passing Rent** - £42,000 pax
- **Rateable Value:** £30,000
- Offered by way of a lease assignment
- 542 sq ft open-plan retail space plus 500 sq ft bakery, prep and ancillary space, totalling 1,042 sq ft on ground floor
- 636 sq ft staff areas, kitchen and WCs on first floor
- Glazed frontage of 5m99 width
- Air-conditioning, LED spotlights, laminate flooring, security alarm and camera system
- Versatile unit, may suit a similar business or pure retail use
- Huge public car park on site
- Next to Woking mainline Railway Station
- 5 miles south of the M25 London Orbital Motorway

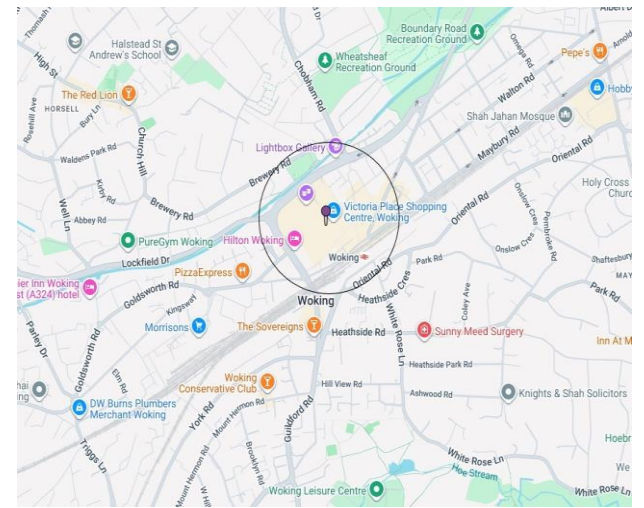


SITUATION

Wolsey Walk is a well-established covered retail arcade located within Victoria Place Shopping Centre in the centre of Woking, Surrey. The arcade forms part of the town's primary retail area and connects directly with the Peacocks Shopping Centre and the wider pedestrianised town centre, providing strong levels of footfall throughout the day. The location benefits from excellent transport connectivity, with Woking Railway Station situated a short walk away, offering fast and frequent services to London Waterloo in approximately 25 minutes. The surrounding area comprises a strong mix of national and independent retailers, cafés and leisure operators, together with significant nearby residential and office accommodation, supporting a busy and vibrant trading environment.

DESCRIPTION

The available unit is well-positioned in a corner location, directly opposite The Fragrance Shop, Sports Direct and Sainsbury's. It enjoys good levels of light thanks to its twin-aspect glazing and is presently configured as an open-plan coffee shop with serving counter to the front and a kitchen to the rear, along with ancillary areas including a staff kitchen, cloakroom/WC and breakout space to the first floor. The tenant benefits from reserved seating space within the retail precinct, directly outside the unit. The premises feature LED panel and spotlights, suspended ceiling (to kitchen), A/C units, laminate flooring, industrial style lighting and ventilation grid, CCTV system.



ACCOMMODATION

We have undertaken a measured survey which identified a total net internal area of 1,678 sq ft / 155 sq m over ground and first floors.

TENURE

Available to let by way of an assignment of the existing 10-year lease, dated 20/05/22, at a passing rent of £46,000 pa, exclusive of service charge, buildings insurance premium, business rates, utilities, VAT and any other occupational costs, as appropriate. The lease has a rent review in 2027 and a break option in 2028.

EPC RATING

A new assessment will be commissioned.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is to be established if the unit is elected for VAT purposes.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £30,000 from 1st April 2026. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief.

Please contact us to discuss this, or check this information directly with the relevant Local Authority.

VIEWINGS

All enquiries and appointments to view must be made via contacting the sole agents, through whom all negotiations will take place.

Please call Trinity Rose Commercial on 01962 888900 or email commercial@trinity-rose.co.uk



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026.

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management