

# To Let

1 Crown Square, Woking, Surrey, GU21 6HR



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[gva.co.uk/14133](http://gva.co.uk/14133)

## Location

The subject property is situated in Woking, an affluent town in Surrey, approximately 6 miles north of Guildford, 12 miles south west of Leatherhead and 23 miles south east of Reading. In the 2011 census, the population of Woking was registered to be 62,796.

The area comprises a mix of independent and nationals including Nandos, Slug and Lettuce, Cafe Nero and Carluccio's. Other banks in the vicinity are TSB, Barclays and Nationwide.

## Description

The property is a corner unit arranged over ground and first floor, situated beneath a block of offices. The demise comprises the following approximate areas measured on a net internal basis:

Ground floor:	205 sq m	2,208 sq ft
First floor:	80 sq m	862 sq ft
<b>Total:</b>	<b>285 sq m</b>	<b>3,070 sq ft</b>

## Planning

The unit benefits from A2 planning use. The lease permits A1 and/or A2 uses.

## Lease

Assignment of the existing lease due to expire 05/10/2021. Alternatively a sub-lease might be available.

## Rent

£67,500 pax

## Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £37,250

**UBR (2018/19):** £0.48p

**Rates Payable:** £17,880

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has an EPC rating of E103. A copy is available upon request.

## VAT

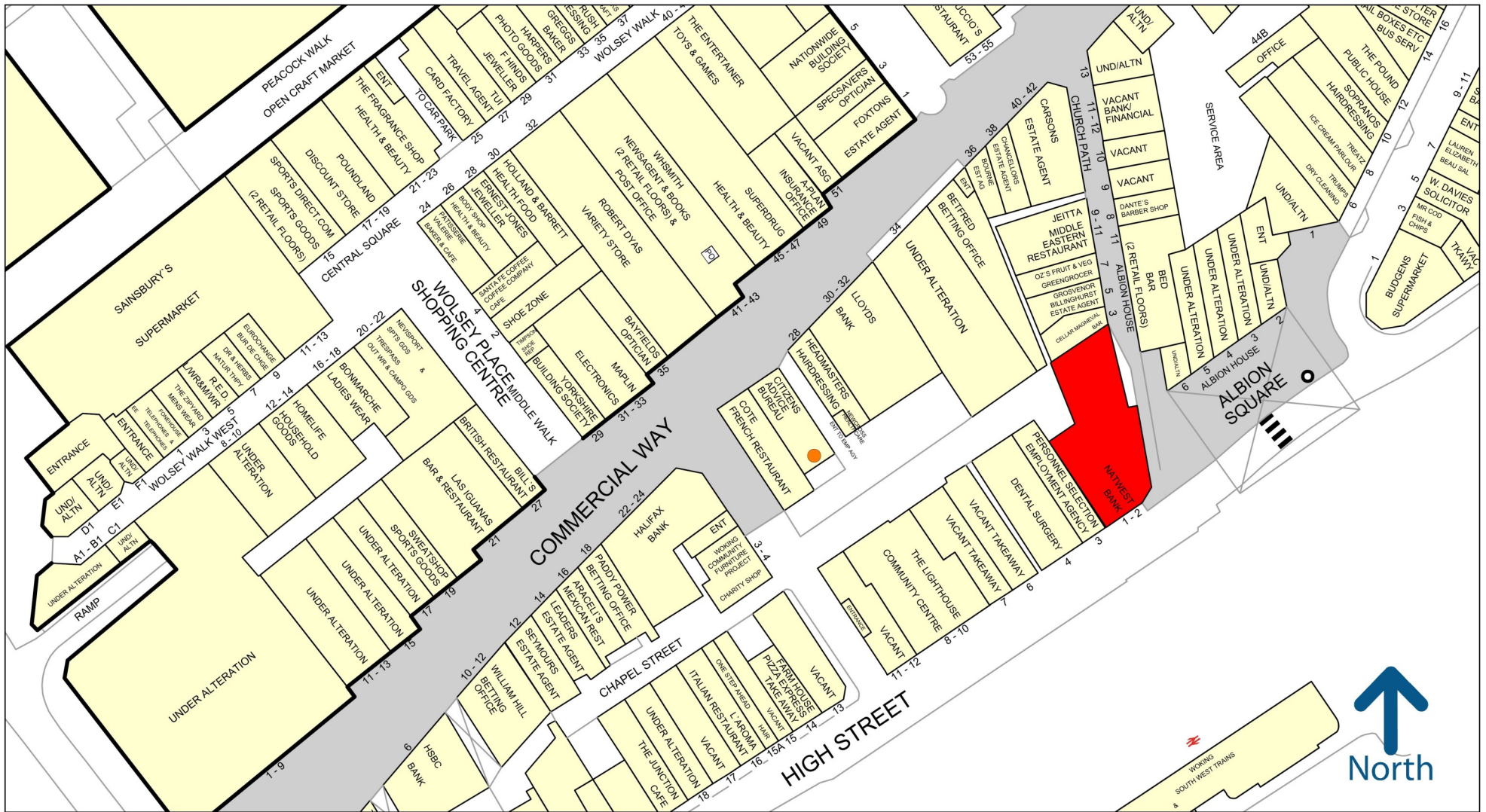
VAT, if applicable will be charged at the standard rate.

For further information please contact:

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