



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Class "E" High Street Retail Unit  
732 Sq. ft. / 68 sq. m

26 -28, High Street, Chobham, Woking, Surrey, GU24 8AA



## LOCATION

The shop is located in a prime position within central Chobham High Street, approximately 10 minutes drive from Woking. The High Street is a major vehicular thoroughfare for travel between the surrounding villages and the M25 and M3, both of which are within 10 minutes drive. There is a public car park situated within 5 minutes walk which provides 2 hours free parking for visitors to the High Street.

## DESCRIPTION

The subject premises comprises a ground floor retail space with kitchenette and WC. There is also additional first floor space which could be used as storage, office or an additional retail trading area.

The unit has wood floors, painted walls, exposed wooden beams, power points throughout and a mix of pendant and LED spotlighting.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	324	30.0
First Floor	408	37.9
<b>Total</b>	<b>732</b>	<b>68.0</b>

## RENT

£15,000 per annum

## RATES

Rateable Value - £7,100

Rates Payable - £3,479 (23/24)

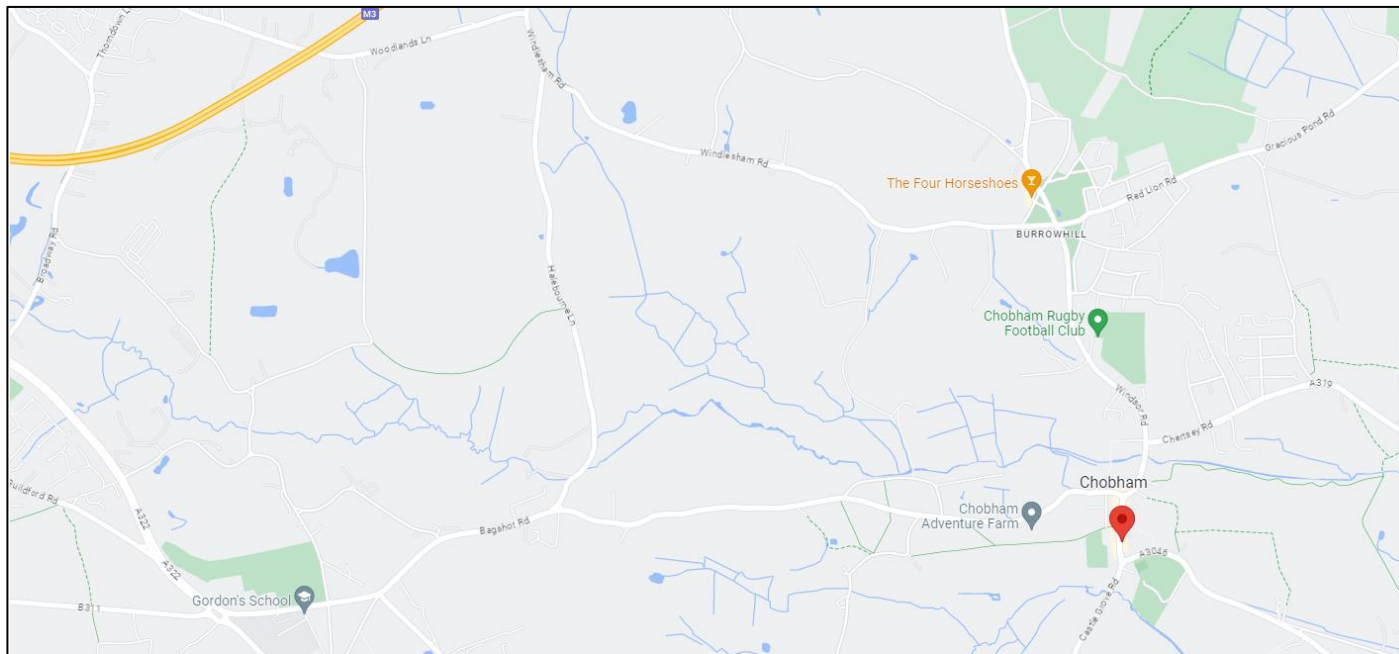
100% Small Business Rates Relief available for eligible applicants.

## EPC

To Be Reassessed

## LEGAL COSTS

Each party to bear their own legal costs



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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## CONTACT

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