

# E (Commercial, Business and Service), Retail

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



6 Commercial Way

Woking, GU21 6EZ

## E-Class Commercial Unit

1,337 to 3,513 sq ft

(124.21 to 326.37 sq m)

- Ground floor available as a self-contained unit
- Prominently positioned on Commercial Way
- High street frontage
- Town centre
- Recently refurbished
- Former HSBC bank

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

# 6 Commercial Way, Woking, GU21 6EZ

## Summary

Available Size	1,337 to 3,513 sq ft
Rent	Rent on application
Rates Payable	£58,422 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	£107,000
EPC Rating	D

## Description

6 Commercial Way provides a high-street E-class property located on Commercial Way, one of Woking's main shopping centres. This property is split over three floors, upper floors are accessible via a staircase. The property has recently been refurbished and is ready for immediate occupation.

(Floorplans available upon request)

## Location

The property is situated on Commercial Way, one of Woking's main retail hubs, benefiting from good footfall and high-street frontage. Commercial Way hosts a range of retailers including Boots, Gails Bakery, Lark London, Halifax, Cote Brasserie, Lloyds and itsu. Nearby Victoria Place and The Peacocks shopping centre also provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away.

Woking train station is located circa 0.2 miles 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,337	124.21
1st - Office	1,272	118.17
2nd - Office	904	83.98
<b>Total</b>	<b>3,513</b>	<b>326.36</b>

## Terms

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

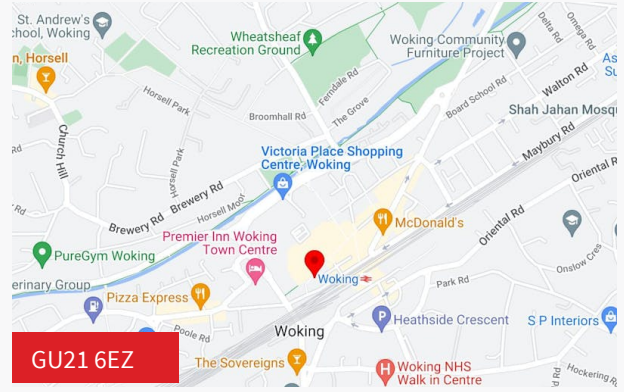
## Anti Money Laundering

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/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.



## 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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