

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 | 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	£54,784 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
Total	3,513	326.36

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

Joseph Smith
01483 730060 | 07808 896311
jsmith@curchodandco.com

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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