



Desirable Retail & Office Unit in Chobham Village

61 & 61a High Street

Chobham, Woking, GU24 8AF

Investment, Office, Retail

FOR SALE

721 sq ft

(66.98 sq m)

- Attractive Period Building set in the Heart of the Village
- Ground Floor Retail Unit & 1st Floor Office Units
- Prominent High Street location
- 2 Parking spaces to the rear
- Mixed use premises with potential for development

Summary

Available Size	721 sq ft
Price	Offers in the region of £325,000.00
Rates Payable	£5,663.65 per annum approx, from April 2023. Combined for both floors, but currently rated individually.
Rateable Value	£11,350
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Located in the beautiful village of Chobham overlooking the church, this Grade II listed, semi-detached property is currently split with a retail unit on the ground floor and generous office space on the 1st floor which could be split into 2 units. There are WC facilities on both floors, rear and front access for the ground floor which includes a separate entrance for the first floor office. The Property benefits from 2 parking spaces to the rear of the premises.

There are flexible terms with the current tenants so opportunity for owner occupation, investment or development.

Location

Chobham is a picturesque village in Surrey set adjacent to Chobham Common and boasts a cricket ground, local shops, pubs, restaurants and golf club. This property is set in the heart of Chobham, opposite the beautiful village church. Woking, Bagshot, Camberley, Ascot and Sunningdale are a short drive away. There is easy access to the Junction 3 of the M3 and M25 network.

Accommodation

The accommodation comprises the following areas (measured on a GIA basis)

Name	sq ft	sq m
Ground	357	33.17
1st	364	33.82
Total	721	66.99

Viewings

By appointment with the Sole Agents Page Hardy Harris only.

Terms

Available Freehold.

Business Rates

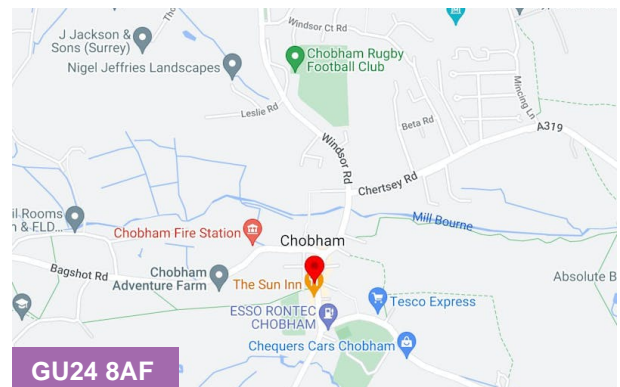
Please check all figures with the Local Authority.

Legal Fees

Each Party to pay their legal fees

VAT

All figures are quoted exclusive of VAT, although we understand that this property is not elected for VAT



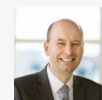
Viewing & Further Information



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