

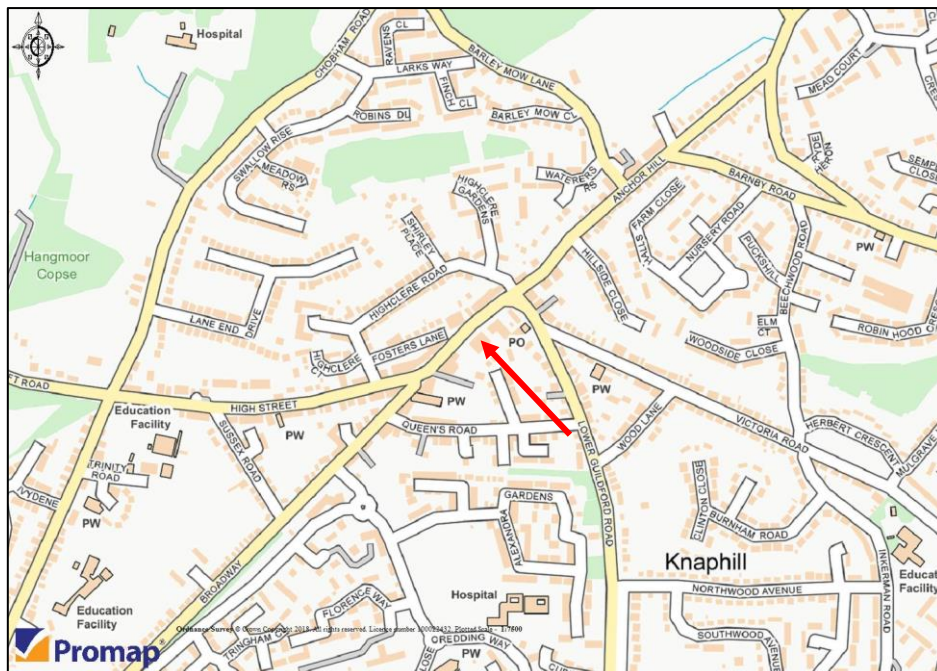


NEWLY REFURBISHED DOUBLE SHOP UNIT TO LET

**16-18 HIGH STREET
KNAPHILL, WOKING
GU21 2PF**



ACCOMMODATION CIRCA: 2,805 SQ. FT. (260.60 SQ. M.)



LOCATION

The property is located in the centre of Knaphill, which is approximately 3 miles to the west of Woking town centre with its train station providing regular services to London Waterloo (27 mins) to the north and various locations including Portsmouth, Exeter and Bristol to the south and south west.

The property is located on the High Street, close to its junction with Broadway to the west and the crossroads with Anchor Hill and Lower Guildford Road to the east. A pedestrian crossing is directly opposite the property with an adjacent bus stop serving numerous bus routes. A large free shoppers car park is within a short walk.

DESCRIPTION

The subject property comprises a newly refurbished double unit with new suspended ceiling and lighting to the front retail area. Redecorated throughout.

There are 4 designated parking spaces to the rear of the property.

AMENITIES

- Prominent double unit
- Newly refurbished
- Ready to move into.
- Central location within Knaphill.
- Free car park nearby (approx. 95 spaces)

TENURE

The property is to be offered on a new lease on terms to be agreed.

ACCOMMODATION:

GF NIA: 2,426 sq. ft. (225.40 sq. m.)
Kitchen: 44 sq. ft. (4.10 sq. m.)
Former Vaults: 335 sq. ft. (31.10 sq. m.)

Total: 2,805 sq. ft. (260.60 sq. m.)

PRICE

£49,500 per annum exclusive.

EPC

D:86.

RATES

Rateable value: £37,750

The 2019/2020 UBR is 0.491p in the £. Interested parties are recommended to make their own enquiries with Woking Borough Council.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

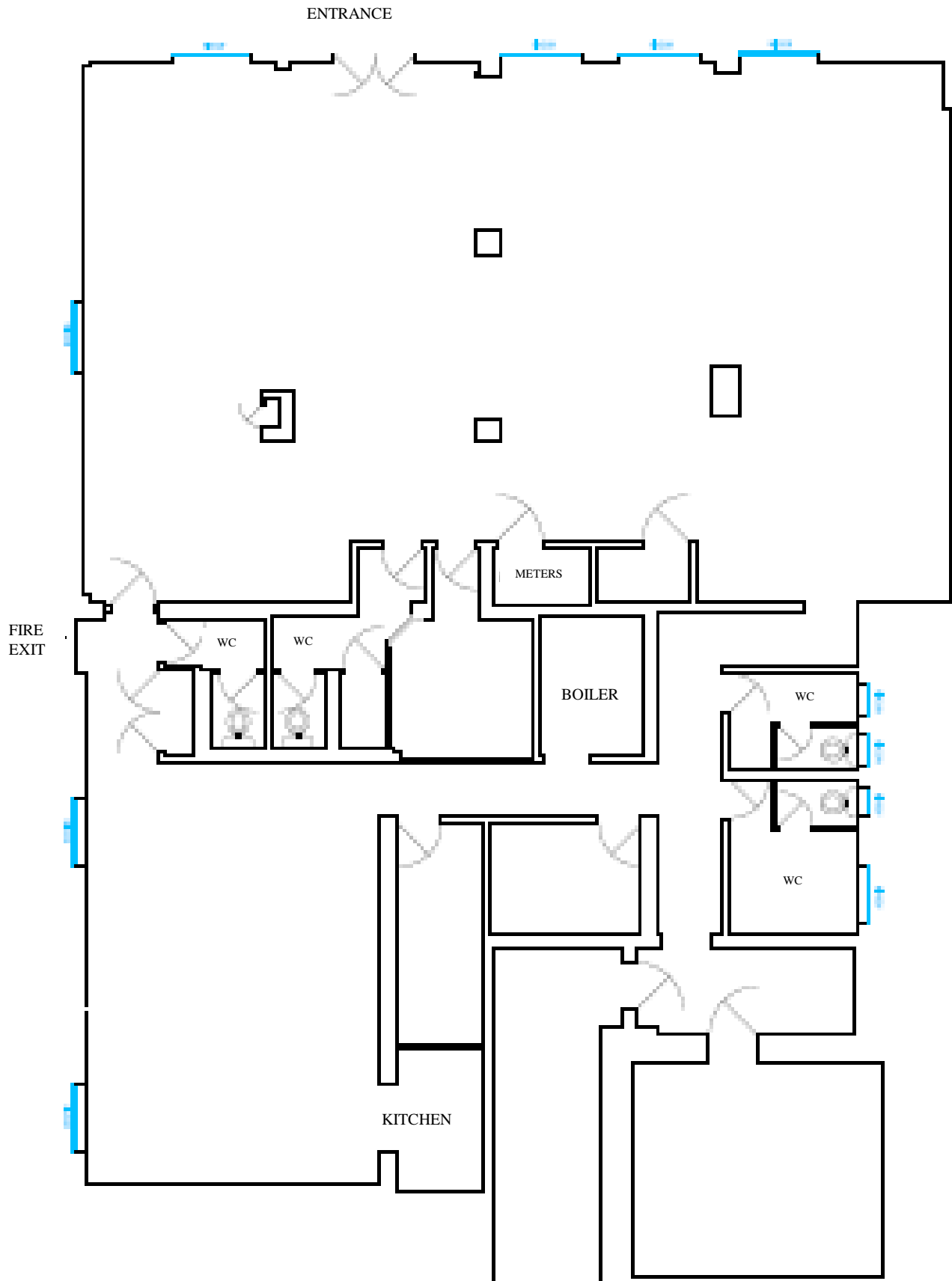
Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



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- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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March 2019



FRONT RETAIL AREA



FRONT RETAIL AREA



FRONT RETAIL ROOM



REAR OFFICE/ROOM



REAR STORE ROOM



REAR OFFICE AREA

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Energy Performance Certificate

Non-Domestic Building



Barclays Bank plc
16-18 High Street
Knaphill
WOKING
GU21 2PF

Certificate Reference Number:
0094-2223-0930-0500-5803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 86

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	313
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	78.1
Primary energy use (kWh/m ² per year):	457.4

Benchmarks

Buildings similar to this
one could have ratings as
follows:

33

If newly built

97

If typical of the
existing stock

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