



020 7935 2222

www.restaurant-property.co.uk

Units 3/5, Station Approach, Woking, Surrey GU22 7PA



FULLY FITTED A3 UNIT TO LET * NEW LEASE/LONG LEASEHOLD

LOCATION

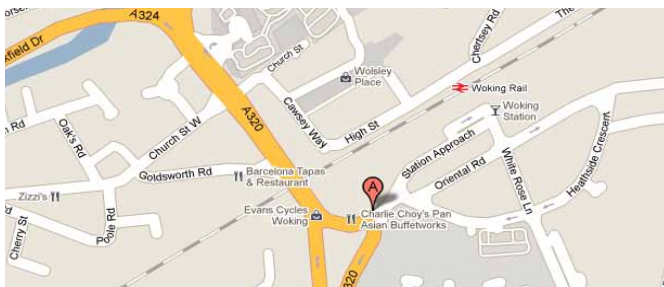
This large restaurant unit is within a mixed use development by Barratt Homes comprising of 288 flats with restaurant and retail units at ground floor, a few minutes walk from Woking Railway Station. The site is opposite Woking Magistrates Court and numerous offices.

Charlie Chow's restaurant is located adjacent to the unit with other nearby operators including Barcelona Tapas, The Sovereign public house, McDonald's and Domino's Pizza.

ACCOMMODATION

The premises are fully fitted and arranged over ground and mezzanine levels providing the following approximate areas:

Ground Floor 1,716 sq ft
Mezzanine 522 sq ft
TOTAL 2,238 sq ft



LEASE

The premises are available by way of a new Fully Repairing and Insuring lease for a rent of £50,000 per annum.

Alternatively, the property's long leasehold can be made available. Further details on request.

RATES

We have been verbally informed by the local authority:

2010-2011
Rateable Value: £23,353
Rates Payable: £10,111

All parties are advised to confirm the above with Woking Borough Council.

LEGAL COSTS

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

FOR VIEWINGS PLEASE CONTACT

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Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.