





Location

The subject property is located along the busy High Street of Knaphill, a village that forms the suburban area on the periphery of Woking. The property is approximately three miles from Woking Town Centre and 27 miles from Central London.

Located opposite the junction with Highclere Road surrounded by a variety of local traders and amongst such multiples as The Co-Op, Boots Chemist, Lloyds Bank and Dominos.

Description

The ground floor premises is located within the full detached site with access available from both front from and rear. The subject unit benefits from existing extraction elements supported by kitchen facilities with multiple W/C facilities located towards the rear. There is florescent tube lighting throughout with tiles flooring, double glazed windows, three phase power and A/C also being present. Up to eight parking spaces are located in the rear forecourt.

Accommodation

Name	sq ft	sq m	Availability
Ground - Main trading area	1,053.79	97.90	Available
Ground - Kitchen	226.26	21.02	Available
Ground - Anxillary storage	81.16	7.54	Available
Ground - W/C	77.71	7.22	Available
Total	1,438.92	133.68	

Terms

New Lease

Rent

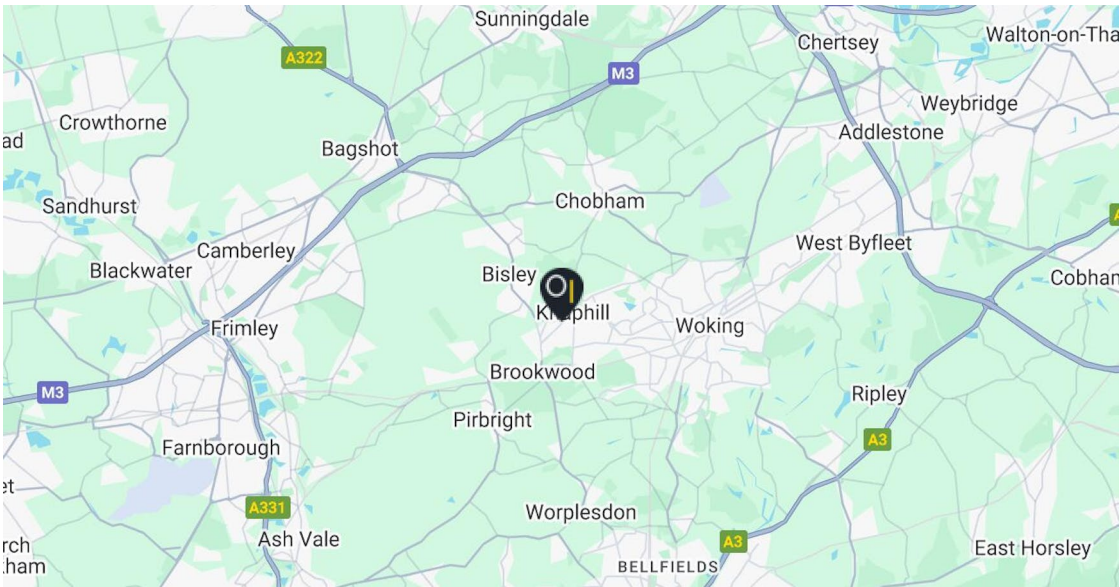
£34,000 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

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



Contact

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