

PROMINENT CLASS E
FREEHOLD FOR SALE

WOKING

1-2 HIGH STREET

Description

Woking is a town and borough in northwest Surrey, England, around 23 miles (36 km) from central London.

The subject property occupies a prominent position opposite the Town Centre entrance to Woking Railway Station. Nearby retailers include **Costa** and **Foxtons** as well as **Spaces**, a large co-working space.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground floor, first floor, second floor, third floor and basement providing the following approximate areas:

Ground Floor Sales	2,769 sq. ft.	(257.25 sq. m)
Ground Floor Ancillary	1,172 sq. ft.	(108.88 sq. m)
First Floor Ancillary	1,511 sq. ft.	(140.38 sq. m)
Second Floor Ancillary	1,748 sq. ft.	(163.39 sq. m)
Third Floor Ancillary	568 sq. ft.	(52.77 sq. m)
Basement Ancillary	1,207 sq. ft.	(112.13 sq. m)
Total	8,975 sq. ft.	(834.80 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£540,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£70,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
Freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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