

Particulars

Commercial Property Surveyors

db real estate

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01483 340000

Elizabeth House, Duke Street, Woking, Surrey GU21 5AS

GROUND FLOOR

A2 OFFICE/A1 RETAIL PREMISES

TO LET

534 SQ FT (49.64 SQ M)



**GROUND FLOOR, 52 HIGH STREET,
KNAPHILL, WOKING, GU21 2PY**

- 1 On-Site Parking Space
- Prominent Location
- Shared Kitchen
- Free Public Parking Close By
- Large Glazed Shopfront
- Shared W.C.'s

LOCATION

52 High Street is situated in the centre of Knaphill, which is 3 miles west of Woking, 2.5 miles south of Chobham and only 0.5 miles from the A322 Bagshot Road which links Bracknell to Guildford. Road links are excellent with the M3 motorway (junction 3) only 4 miles to the North and the M25 motorway (junction 11) only 7 miles to the East. Woking's main line railway station (3 miles away) provides a direct service to London Waterloo (fastest journey time approx. 23 minutes) whilst Brookwood railway station is only 1.5 miles away.

DESCRIPTION

52 High Street provides a smart, self-contained ground floor A2 Office/A1 Retail premises, with carpeting, a suspended ceiling, flush cat II fluorescent lighting and wall mounted radiators. The whole area is usable floor space, with a shared kitchen immediately behind but not included in the floor space. There are also separate, shared, male and female toilets on the first floor and 1 private parking space at the rear.

AREAS	Ground floor A2 Office/A1 Retail	534 sq ft	49.6 sq m
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The above area has been calculated in a net internal basis and has been provided by the owners.

LEASE

52 High Street is available on a new internal repairing and decorating lease for a term to be agreed and is available straight away. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. The landlords will charge a service charge which represents a fair contribution towards the costs of upkeep and repairs of all the external and shared areas. Lastly a proportion of the building insurance is also charged. Details of the service charge and building insurance are available from the agents.

RENT

£11,000 per annum exclusive.

BUSINESS RATES

We have been advised by the Valuation Office Agency that the premises have a rateable value of £11,250. The current rate in the £ is 47.9p which, as a guide, this would equate to a rates payable figure for the year April 17/18 of approximately £5,400. Please note that a small company qualifying for small business rates relief, may well not pay any Business Rates, as the assessment is below £12,000.

POSSESSION AND VIEWING

The property is available straightaway. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: nigel.dickason@dbre.co.uk



e mail: george@owenshipp.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

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**GROUND FLOOR, 52 HIGH STREET,
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Energy Performance Certificate

Non-Domestic Building



Northpoint House
52 High Street
Knaphill
WOKING
GU21 2PY

Certificate Reference Number:

0990-2918-8030-0900-2603

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 100 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 168
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 80.78

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

57 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.