

FOR SALE/TO LET

**BRAND NEW 'D1' PREMISES
SUITABLE FOR DENTISTS, DOCTORS OR
MEDICAL/CONSULTANCY BASED BUSINESSES**

680 sq ft (63 sq m) (approx size based on plans provided)



GROUND FLOOR 136 KINGSWAY • ST JOHNS • WOKING • SURREY • GU21 6NR

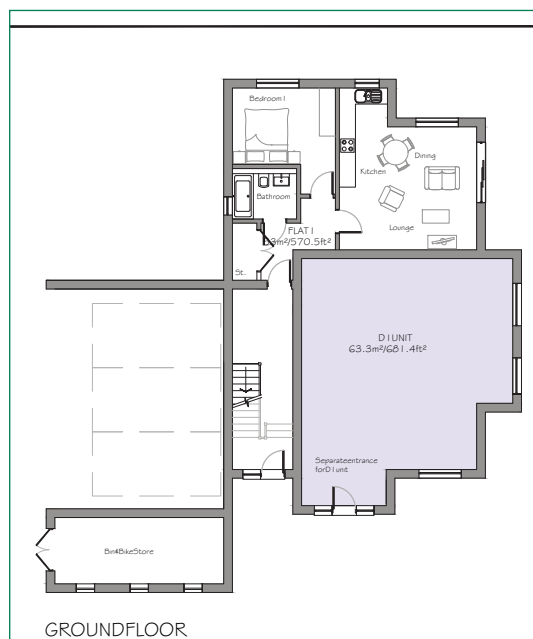
LOCATION: The proposed ground floor premises are situated in St Johns which is located on the outskirts of Woking Town Centre close to the A320 and hence well located for access to both Woking and Guildford and hence the A3 (London to Portsmouth Road).

Woking main line station is close by and provides a fast (approx 30 mins) and frequent service to London (Waterloo Station).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com



DESCRIPTION:

The proposed unit will form the ground floor (part) of a new development comprising 5 x new apartments being developed by Denton Homes. The ground floor premises will be presented in broadly 'open plan' format with capped service supplies ready for fitting out by a Tenant/Purchaser.

ACCOMMODATION:

(areas are approx)	Sq ft	Sq m
Ground floor:	680	63
Outside:	2 x designated car parking spaces	

TERMS:

The property is available **For Sale** or **To Let**.

PRICE/RENT:

£275,000.00 (Long lease – 250 years) or £15,000.00 per annum by way of a conventional lease, subject to terms.

VAT:

VAT will be applied to the sale price/rent.

LEGAL COSTS:

Each party to pay their own costs.

BUSINESS RATES:

To be advised – Charging Authority – **Woking Borough Council**.

VIEWING:

Strictly by prior appointment through the **Sole Agents**:



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
 T: 01483 538131 F: 01483 557549
 w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted are exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.