

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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TEL: 01483 429393 www.westwoodandco.com

A1 RETAIL UNIT TO LET

AT
307 Woodham Lane
New Haw, Addlestone
Surrey, KT15 3NY.



***823 SQ/FT (76.48 SQ/M)**

LOCATED WITHIN 1 MILE FROM WEST BYFLEET TRAIN STATION

- **POPULAR LOCAL SHOPPING AREA.**
- **A1 RETAIL UNIT.**
- **AVAILABLE FROM SEPTEMBER 2017.**
- **PRIVATE WC FACILITIES.**
- **REAR VEHICLE ACCESS**
- **CUSTOMER OFF-STREET CAR PARKING**

DESCRIPTION

307 Woodham Lane (Frameworks) is a ground floor shop with ancillary space benefiting from a private WC and rear loading access. There is off street customer car parking at the front of the unit.

2)

SITUATION:

Located at the junction of Woodham Lane and Scotland Bridge Road, the shop premises benefits from a prominent position in this popular shopping area. Neighbouring occupiers include Martin McColl's, Lloyds Pharmacy and a number of local retailers.

ACCOMMODATION:

The accommodation has been measured on the basis of Net Internal Area and the approximate area is as follows:

Retail Area: 556 SQ/FT. 51.69 SQ/M.

Ancillary Area 267 SQ/FT. 24.79 SQ/M.

WC

TOTAL 823 SQ/FT. 76.48 SQ/M.

TERMS

The premises are available by way of a new effective Full Repairing & Insuring lease for a term to be agreed.

RENT

£12,500 pa, plus VAT.

EPC: Rating: D (91).

RATEABLE VALUE:

Rateable Value: £10,750

Rates Payable: £5,009.50

Small Business Rate Relief may be applicable.

**Viewing strictly by appointment through joint sole agents Westwood and Company
and
Curchod & Co LLP.**

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Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through
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