



Rent £17,000 Per annum

Size 600 Square feet

Ref #3038

Address

Address: 34 High Street, Knaphill

Postcode: GU21 2PY

Town: Knaphill / Woking

Area: Surrey

Location

Popular trading location amongst plenty of independent retailers and close to co-op supermarket. Free public car park situated around the corner from the shop.

Description

The unit measures approximately 600 sq ft and should suit a variety of uses under the new E use class.

There is a rear door which leads to a small external demised space.

The premises requires refurbishment and the client will consider a rent free period in respect of this, subject to negotiation.

The property should benefit from Small Business Rates relief- subject to the usual criteria.

Please call or send us an enquiry form to arrange a viewing.

General Information

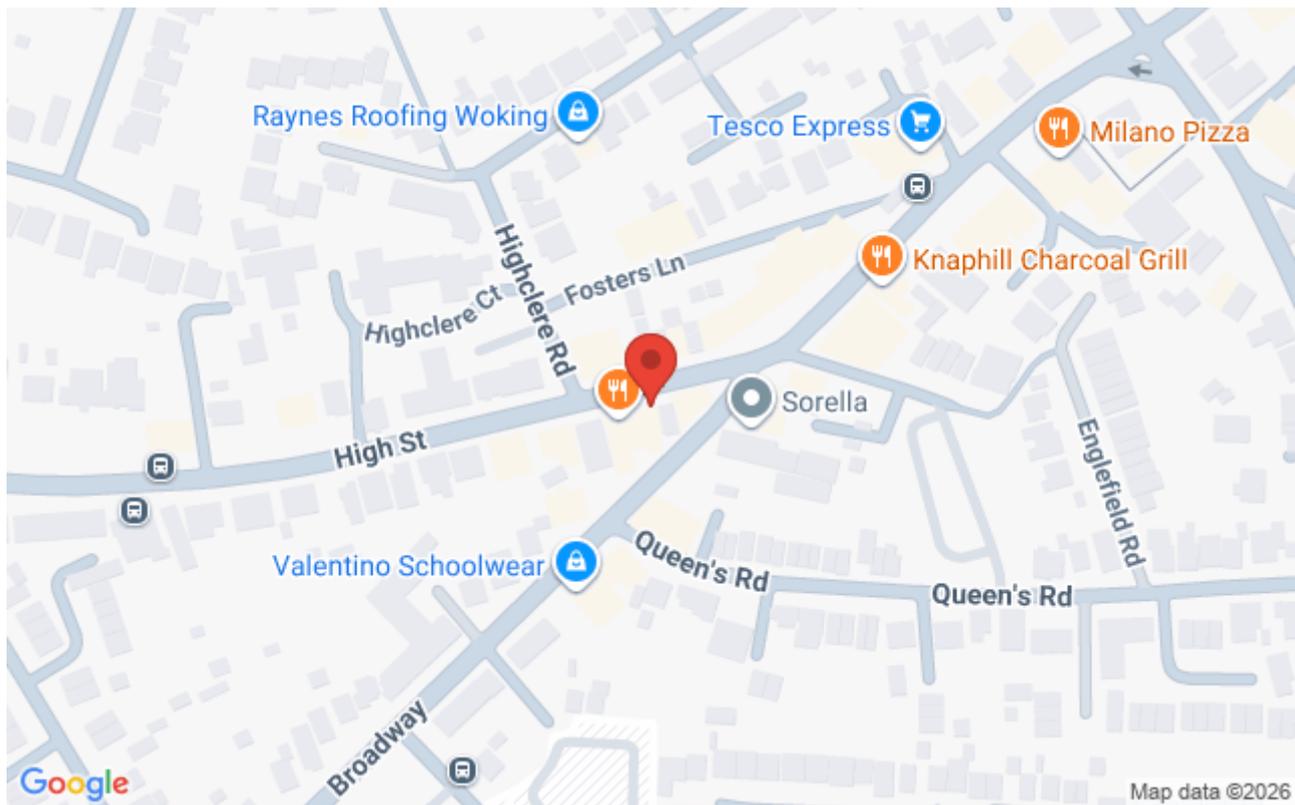
Tenure:	Leasehold
Rent:	£17,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	TBA.
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Early viewing recommended

- ✓ Incentives available

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

