



6 WEEK COMPLETION

**SITUATION**

Located opposite the junction with Highclere Road surrounded by a variety of local traders and amongst such multiples as **The Co-Op, Boots Chemist, Lloyds Bank and Dominos.**

Woking is an affluent Surrey town situated midway between Weybridge and Guildford and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25.

**PROPERTY**

A detached building comprising a **Double Fronted Ground Floor Shop** with separate rear access to **3 Self-Contained Flats** on the first floor. **The property also includes rear land facing The Broadway which may be suitable for development, subject to obtaining any necessary consents.**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 27'3" Internal Width 26'8" Built Depth 53'1" Area Approx 1,554 sq ft WC		<b>VACANT</b>		
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 14th January 2012 (Holding over)	£8,100	AST
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 25th February 2013 (Holding over)	£7,200	AST
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	999 years from 2003	£10	FRI
Rear Land			<b>VACANT</b>		

**£15,310 p.a. Plus Vacant Shop & Vacant Land**

<b>TOTAL</b>	<b>£15,310 Plus Vacant Shop and Vacant Land</b>
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The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



View towards Rear of Property

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View along High Street



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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts