



SITUATION

Located close to the junction with St John's Lye, in the centre of St John's Village, directly opposite a **Co-op Convenience Store** and amongst a variety of independent retailers, all serving the surrounding residential area, approximately 1 1/2 miles from Woking town centre. 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 mid terrace building comprising a **Ground Floor Take-Away** with internal and separate side access to the rear of the property leading to **Staff/Residential Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	17'0"
Internal Width	15'4" (max)
Shop Depth	32'1"
Built Depth	63'9"

First Floor Staff/Residential Accommodation

3 Rooms, Shower/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. K U. Bhuiyan t/a Fireaway Pizza** (see [Tenant Profile](#)) for a term of 20 years from 24th February 2022 at a current rent of **£19,000 per annum** exclusive.

Rent Reviews 2027 and 5 yearly

Tenant's Break 2032

TENANT PROFILE

The Fireaway brand trades from over 120 stores in the UK (visit: www.fireaway.co.uk). The tenant is a franchisee of Fireaway and has advised he operates 3 Fireaway branches.

Note 1: The Vendor understands the residential accommodation was previously Self-Contained.

Note 2: There is a £4,750 Rent Deposit held.

£19,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Banks Kelly Solicitors
Tel: 020 7489 2190 Ref: Dean Carroll
Email: dean.carroll@bankskelly.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior view

FAST FIRE'D PIZZA & SALAD BAR

