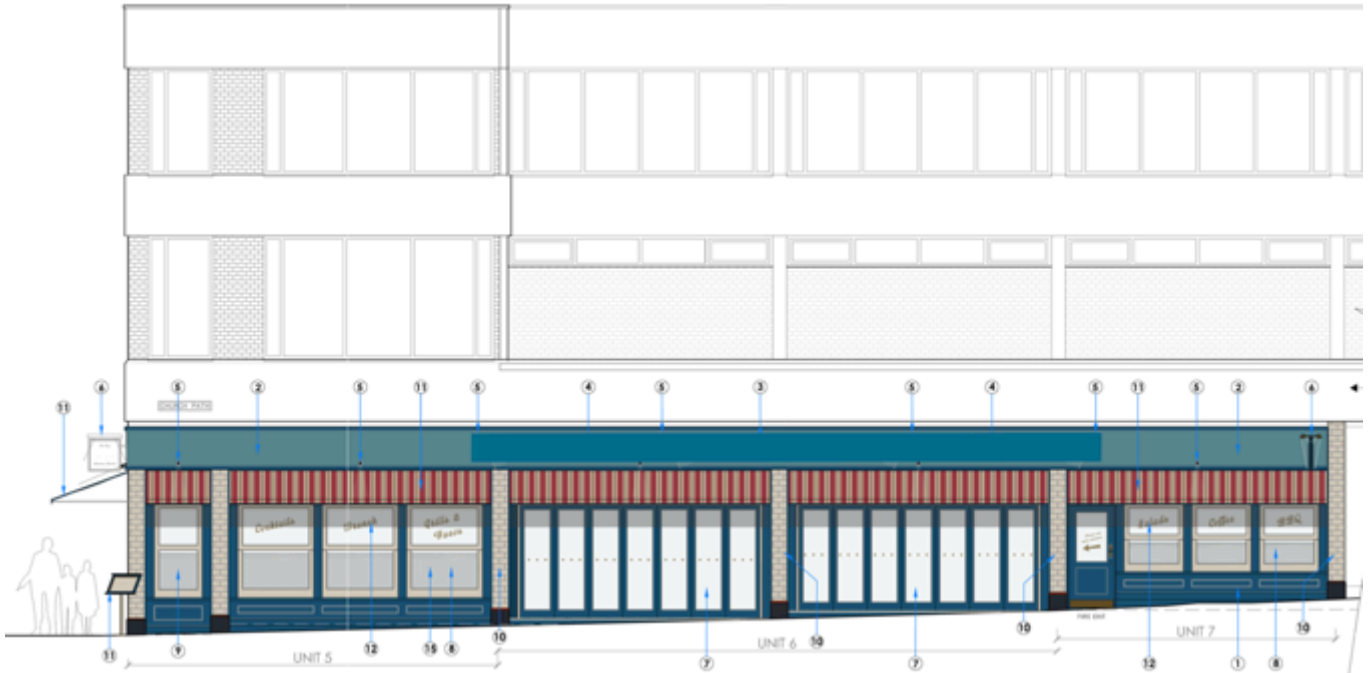


SHELL RESTAURANT OPPORTUNITY (OTHER USES CONSIDERED SUBJECT TO PLANNING)



UNITS 4-7, ALBION HOUSE, COMMERCIAL WAY, WOKING, GU21 6BE

- A3 use granted
- Premises license in place
- Extremely prominent frontage
- High footfall location

LOCATION

Prominently located in the heart of Woking at the corner of Commercial Way and Church Path. The property forms part of Albion House (now known as Woking One) which has just benefited from a £7m redevelopment to include a new façade, public piazza and 36,000 sq ft of Grade A office space. Nearby operators include **Carluccio's**, **Tante Marie (Gordon Ramsay cooking school)**, **Bills**, **Las Iguanas**, **Patisserie Valerie** and **Cote**. <https://wokingone.co.uk> Woking Train Station is 1 minute walk from the property offers 14 trains per hour to London Waterloo taking 27 minutes.

Works are also underway on the Victoria Square development on Commercial Way due for completion in 2020 and which will include a 189 bed Hilton Hotel, 429 flats, a multi-storey car park, two new public piazzas and a 50,000 sq ft Marks & Spencer.

Major employers in Woking include: Peftrofac, Woking Borough Council, Capgemini, SAB Miller, Surrey County Council, Yum Restaurants, Skanska, World Wildlife Fund and McLaren.

DESCRIPTION

The 3,140 sq ft property is arranged over the ground floor only with a pavement license in place for up to 46 covers. The unit is in shell condition with capped services for gas, water, drainage and 3 phase electrics.

RENT

On application

LEASE

Available by way of an assignment of a 25 year lease from May 2018 with a rent free period until May 2019. The lease is subject to five yearly reviews and is contracted inside the L&T Act 1954.

PREMIUM

Nil

LICENSE

We are advised that the premises license permits the sale by retail of alcohol from 10am to midnight throughout the week.

VIEWING

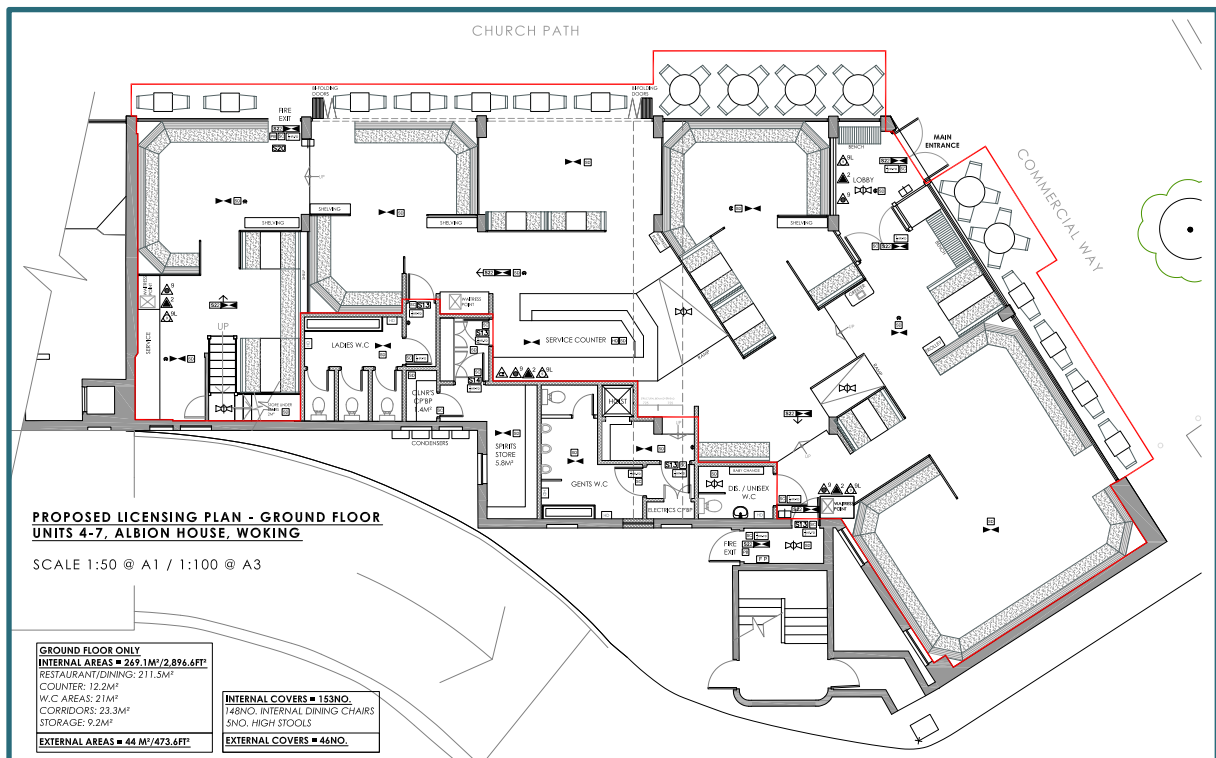
By appointment only through sole agents:

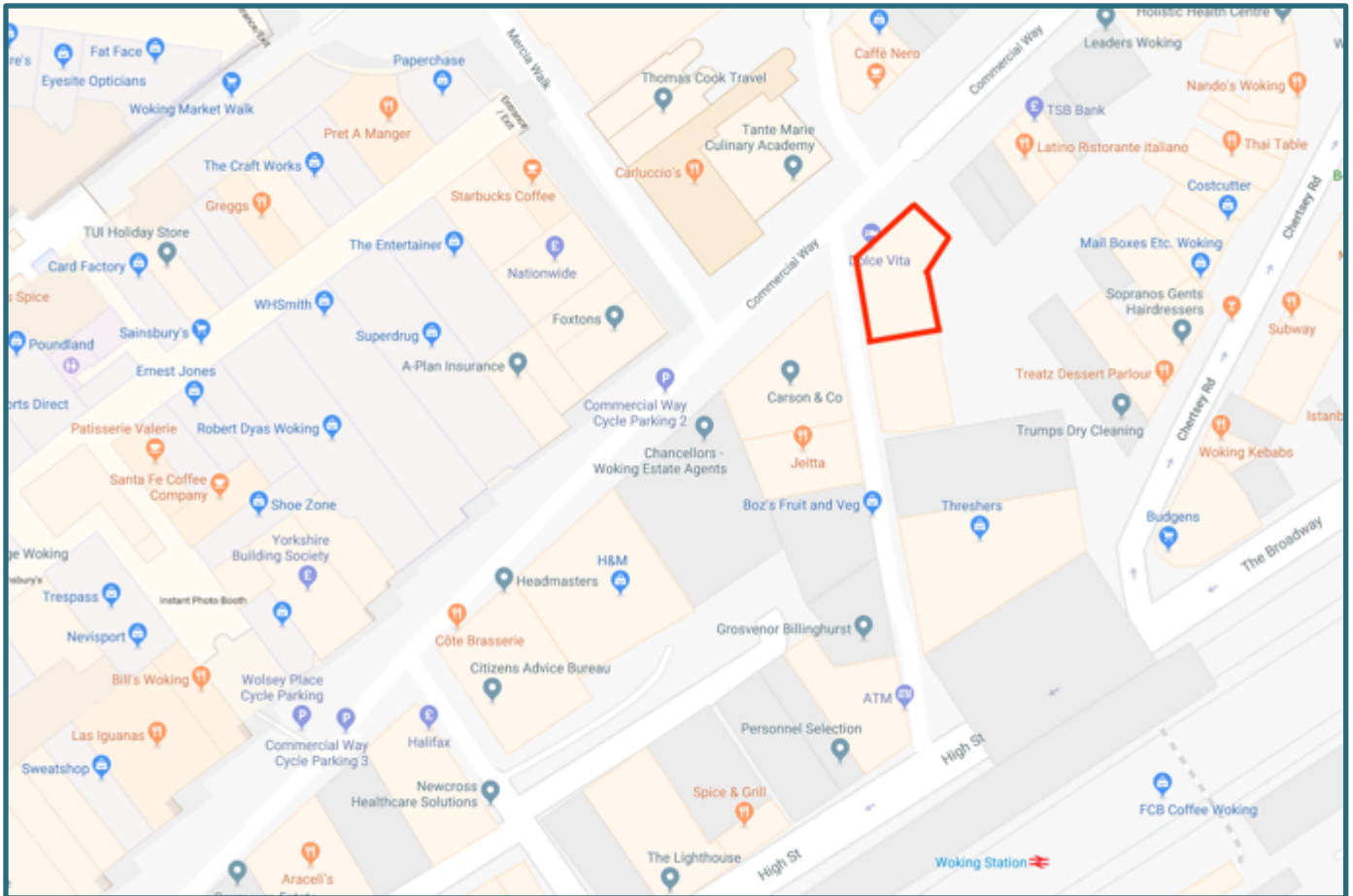
Marc Rogers

07816764653

www.mkrproperty.co.uk

marc@mkproperty.co.uk





Nearby operators:



**CÔTE
BRASSERIE**



las
IGUANAS
EAT LATIN / DRINK LATIN



Carluccio's

TANTE MARIE

Culinary Academy

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.