

**D1 PREMISES WITH
2 BEDROOM FLAT ABOVE
TO LET**



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9 TURNOAK LANE, WOKING, SURREY, GU22 0AQ

Prominent location on busy junction

Extremely well presented

Good car parking

Ready for immediate occupation



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

Turnoak lane is situated on a busy junction just off the A320 about 1 mile south of Woking town centre. The A320 brings traffic from Guildford in the south and links with the M25 about 5 miles north of Woking.

Description

Exceptionally well-presented and modernised medical premises arranged as 4 treatment/consultation rooms plus kitchen and WC facilities. An internal staircase leads to a small 2-bedroom flat converted from the roof space. There is parking for several cars in front of the building and a double garage to the side.

Accommodation

The approximate gross internal area of the ground floor is 98 sq m (1,055 sq ft) with a net internal area of 66.84 sq m (719 sq ft).

Double length garage
10.6 sq m x 3.3 sq m 35' x 10'10"

The first floor comprises:
Living Room with kitchenette, 2 bedrooms and bathroom.

Rent

£28,000 per annum exclusive.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rates

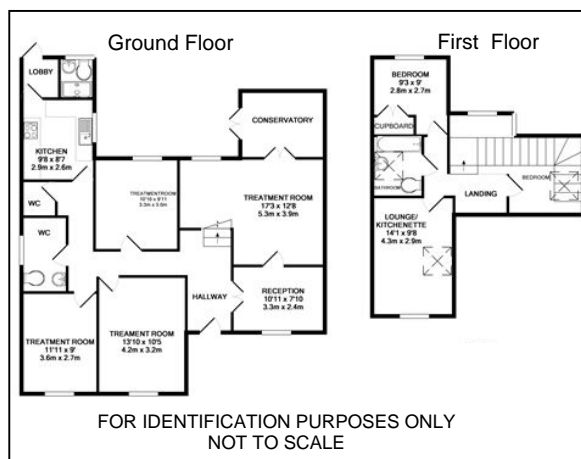
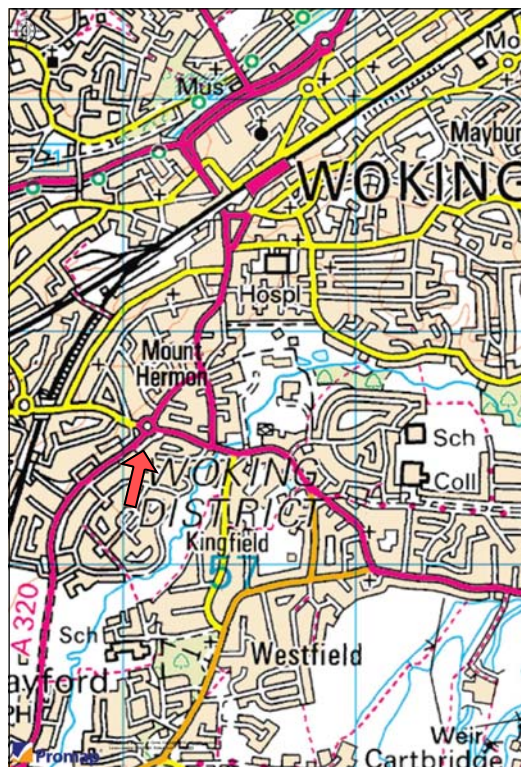
Rateable value: £7,900
Rates payable: £3,270.60 (2010/2011)
Flat: Council Tax Band A

Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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