



1-2 High Street

Woking, GU21 6BG

## Large prime retail pitch to let

5,525 sq ft

(513.29 sq m)

- Prime pitched retail on Busy town centre thoroughfare
- Situated opposite Woking train station - Surrey's most active train station
- Large open plan ground floor retail unit ready for an occupier to fit out
- Prominent double aspect frontage onto High Street and Church Path

## Summary

Available Size	5,525 sq ft
Rent	£99,500 per annum
Business Rates	To be assessed
Service Charge	ad-hoc
VAT	Applicable
EPC Rating	C (75)

## Description

The property provides a prime pitched ground floor high street E-class property, located on a busy retail thoroughfare. This property is directly opposite Woking train station and on the prime side of track, positioned to capture commuter and shopper footfall coming in/out of Woking Town Centre. Woking is Surrey's most active train station, with over six-million entries/exits in the 2023/2024 season.

The space will be available open plan with capped services and ready for an occupiers fit out. The original bank vault has been opened up to provide a generous rear storage area. An additional circa 1,250 sq ft basement space is available together with the ground floor.

## Location

The property is situated on Commercial Way, one of Woking's main retail hubs, benefiting from good footfall and high street frontage. Commercial Way hosts a range of retailers including Boots, Gails Bakery, Lark London, Halifax, Cote Brasserie, Lloyds and itsu. Nearby Victoria Place and The Peacocks shopping centre also provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away.

Woking train station is directly opposite, providing direct services to London Waterloo, with journey times from 24 minutes. A number of pay and display car parks are located within walking distance of the town centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,250	394.84	Available
Basement	1,275	118.45	Available
<b>Total</b>	<b>5,525</b>	<b>513.29</b>	

## Terms

The property is available by way of a new lease directly from the Landlord.

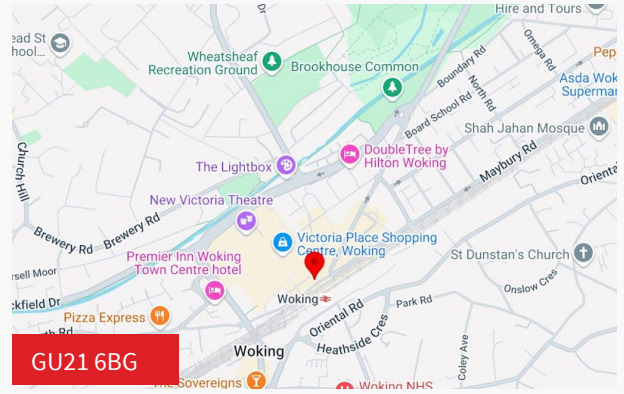
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Kyran Copestick

01483 730060 | 07570 682204

kcopestick@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/06/2026