

# Amey



## Brookwood Station

On the instruction of SWR  
Retail Premises to Let

South Western  
 Railway

[tpt.amey.co.uk](http://tpt.amey.co.uk)

## BROOKWOOD STATION, GU24 0ER

The property is located within Brookwood Station. The station provides benefits from services to London Waterloo, Basingstoke and Alton. Data from the Office for the Rail Regulator stipulate that in 2023/24, Brookwood Station had an annual station usage of over 784,458 entries and exits.



### Description

The property is located beyond the gateline within the main station building. Previously the premises traded as a newsagents but is suitable for a number of different uses. The premises has the following approximate floor areas, measured on a net internal basis:

Total Area	27.0 sq m	291 sq ft.
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### Lease Details

The premises are being offered either by way of a new lease to 31st March 2029 or a new 6-year tri-partite lease. The lease will be contracted out of the security of tenure and provisions of the 1954 Landlord & Tenant Act. Standard Railway Lease Terms will apply. The lease will not permit assignment or sub-letting.

If the tenant requires a longer lease then subject to Network Rail Infrastructure Limited, a longer term may be available. The incoming tenant will be expected to pay the landlord and if a longer lease is required, the superior landlords costs associated with the grant of this lease.

### Minimum Guaranteed Rent

Offers in the region of £5,000.00 per annum plus vat along with supporting turnover rent provision.

Subject to the landlord's formal approval, a rent free period may be available for the tenant undertaking agreed investment to the premises.

### Other Costs

The tenant will be responsible for all utilities, business rates and insurance. The tenant shall make a contribution towards the landlord's building insurance of £410 per annum plus vat.

There is currently no service charge for the premises but the landlord reserves the right to introduce any service charge in the future.

### Shop Fitting

The incoming tenant will be required to provide detailed annotated shop fit plans and signage proposals demonstrating a high quality shopfit for the Superior Landlord and Landlord's approval.

### Business Rates

The payment of business rates will be the responsibility of the tenant. The Valuation Office Agency advise that the premises are Woking Local authority reference: 10011500012900

The rates liability for the property is as follows: -

Rateable Value: £19,750

Based on the current multiplier of 0.546 for 2024/25 Rates Payable 24/25 rate year: £10,738.50

\*An incoming tenant may benefit from Small Business Rates Relief. Interested parties are to make their own enquiries in this regard.

### EPC



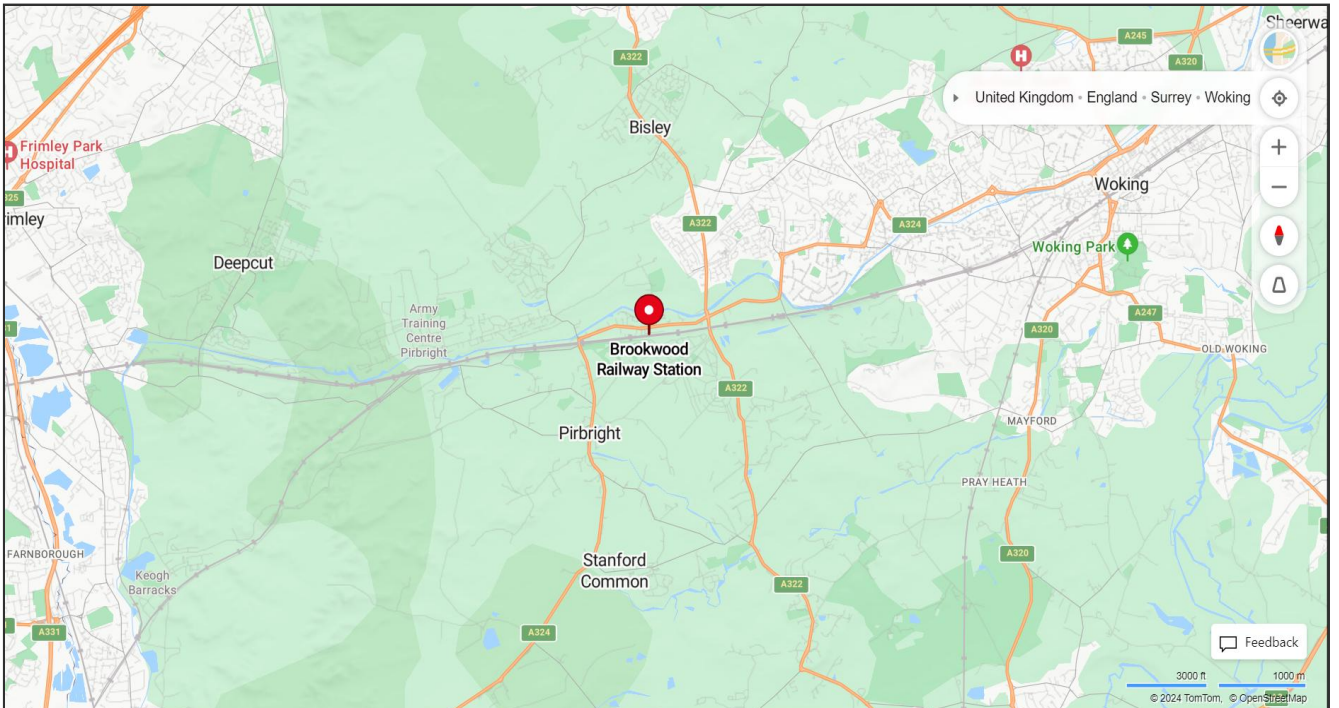
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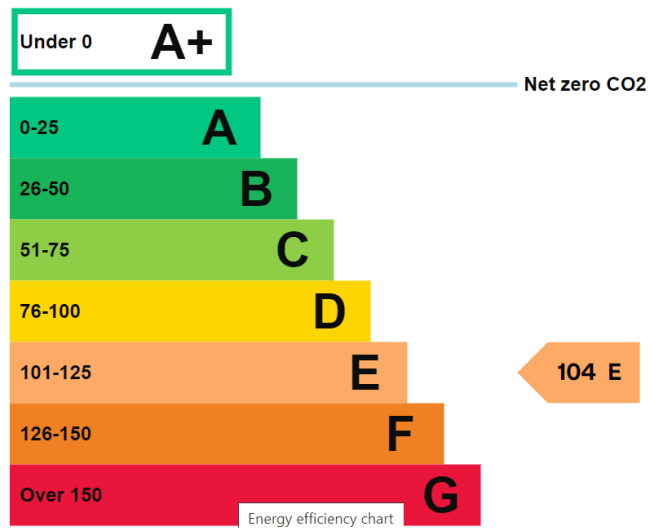


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This property's energy rating is E.



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For further details relating to this property please contact us:



Ian Chalmers – Account Manager

**Email:** [ian.chalmers@amey.co.uk](mailto:ian.chalmers@amey.co.uk)

**Tel:** 020 7921 2935



Eva Puchowska – Portfolio Surveyor

**Email:** [eva.puchowska@amey.co.uk](mailto:eva.puchowska@amey.co.uk)

**Tel:** 07926 278883

Please visit [tpt.amey.co.uk/properties](http://tpt.amey.co.uk/properties) for terms and conditions and more information on similar properties across the United Kingdom

@TPTRetail

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