



Owen  
Isherwood  
CHARTERED SURVEYORS

Unit 1, 302 Woodham Lane, New Haw Addlestone, KT15 3NZ  
**FOR SALE | 704.39 SQ FT (65.44 SQ M)**

# Class "E" Income Producing Long Leasehold Investment For Sale

- New Build unit
- New Long Term Lease in place producing £22,000 p.a.
- New 999 year Long Leasehold (with Nil Ground Rent) to be created



## Location

Located in a prominent position within the centre of New Haw the adjacent Woodham Lane is one of the main vehicular thoroughfares from Woking to Weybridge and the A3. The retail premises will front The Broadway, the main retailing area for the location and is also nearby to New Haw Junior School. Nearby commercial occupiers include The Black Prince opposite and adjacent is a parade of retail units trading as a variety of local occupiers.

## Description

The premises are formed of a new-build Ground Floor retail unit, with parking to the rear, which has recently been let on a new 10 year effective Full Repairing & Insuring Lease at £22,000 p.a.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 1	704.39	65.44	Available
<b>Total</b>	<b>704.39</b>	<b>65.44</b>	

## Price

£295,000

## Rates & Charges

Service charge: N/A

Rateable value: N/A

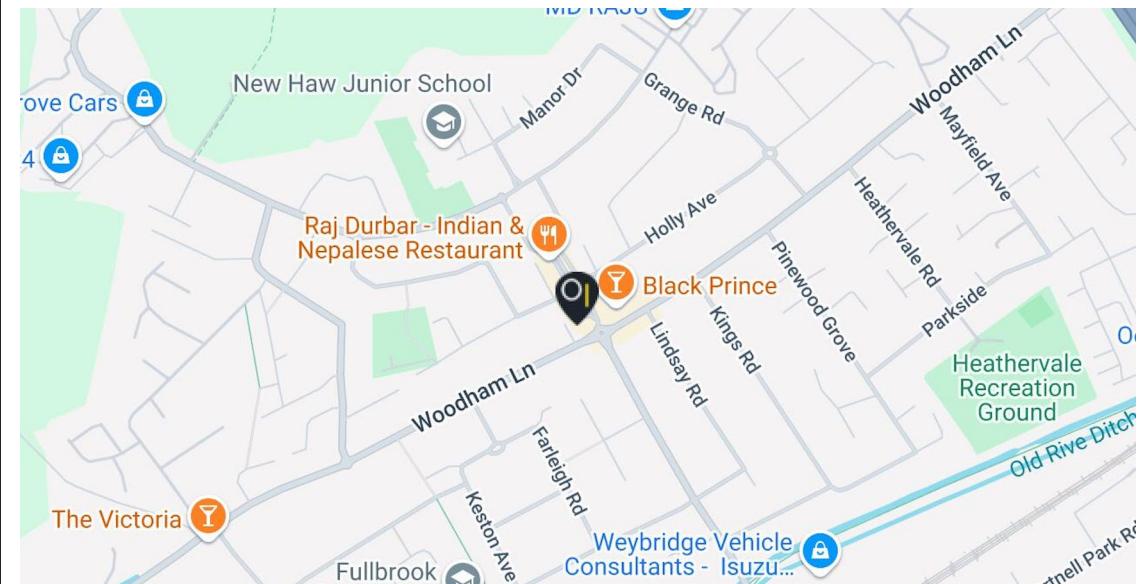
Rates payable: N/A

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Charlie Williams

T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

### Alex Bellion

T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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