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# To Let For Sale

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- ✔ Former Dental practice
- ✔ Prominent Corner Plot
- ✔ Located approximately 0.5 miles from Woking Town Centre
- ✔ Available immediately
- ✔ Freehold or new leasehold
- ✔ Alternative Uses considered



1 Claremont Avenue, Woking GU22 7SF

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Potential for alternative uses

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0.22 acres (0.09 ha)

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# Claremont Avenue, Woking GU22 7SF

## DESCRIPTION

A substantial property occupying a prominent corner site comprising c. 0.22 acre (0.09 ha) in a desirable residential neighbourhood of Woking.

The property was previously let as a dental practice providing 116.5 sq.m (1,254 sq.ft) arranged over two floors with a combination of individual rooms on each floor.

Surface car parking for at least 4 cars surround the property.

## TENURE

Freehold or Leasehold.

## BUSINESS RATES

Interested parties to make their own enquiries.

## PLANNING

The existing property was designated as Institution (D1) of Town & Country Planning (Use Classes) Order 1987 and now provides excellent opportunities for existing or alternative commercial uses - subject to obtaining the necessary planning consent.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



## LOCATION

Woking is one of the best connected Surrey commuter towns. On an average weekday c. 250 trains run between Woking and Waterloo - with a fastest non-stop service of just 24 minutes.

Woking town centre is undergoing a significant £460m regeneration project including the delivery of a new shopping centre, town squares and new restaurants.

There is an excellent range of amenities in the wider area including sports facilities, leisure centres and a number of highly rated public and independent schools.

The Claremont Avenue site occupies a prominent corner plot on the junction with Guildford Road (A320).

The surrounding area is characterised by medium density residential uses comprising a range of flats, semi-detached and detached family housing.

There are a range of amenities on the Guildford Road towards the town centre - which are within 0.5 miles of the site.

Woking Railway Station can be reached in under 15 minutes by foot, whilst there are bus stops in close proximity to the site offering services to the town centre, as well as nearby centres including Camberley and Staines.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment only due to existing employment sensitivities:

**lsh.co.uk**

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