



Convenience Store Investment, Woking

53 Westfield Road, Woking, GU22 9NQ

Freehold Co-op Investment with 10 Years Unexpired & 7 x Upper Flats



INVESTMENT SUMMARY

- Attractive convenience store investment held on single freehold title, within an affluent residential catchment.
- Ground Floor let to Co-operative Group Food Limited on a 15-year lease (without breaks) from 26th August 2021 at £83,000 per annum. CPI linked reviews in 2026 & 2031 – estimated uplift to **£94,813 per annum** from August 2026.
- 7 x upper flats producing total of **£133,800 per annum**.
- 5-year build warranty remaining.
- Projected income of **£228,613 per annum** from August 2026.
- **Guide Price: £3,500,000 for the freehold interest.**

Location

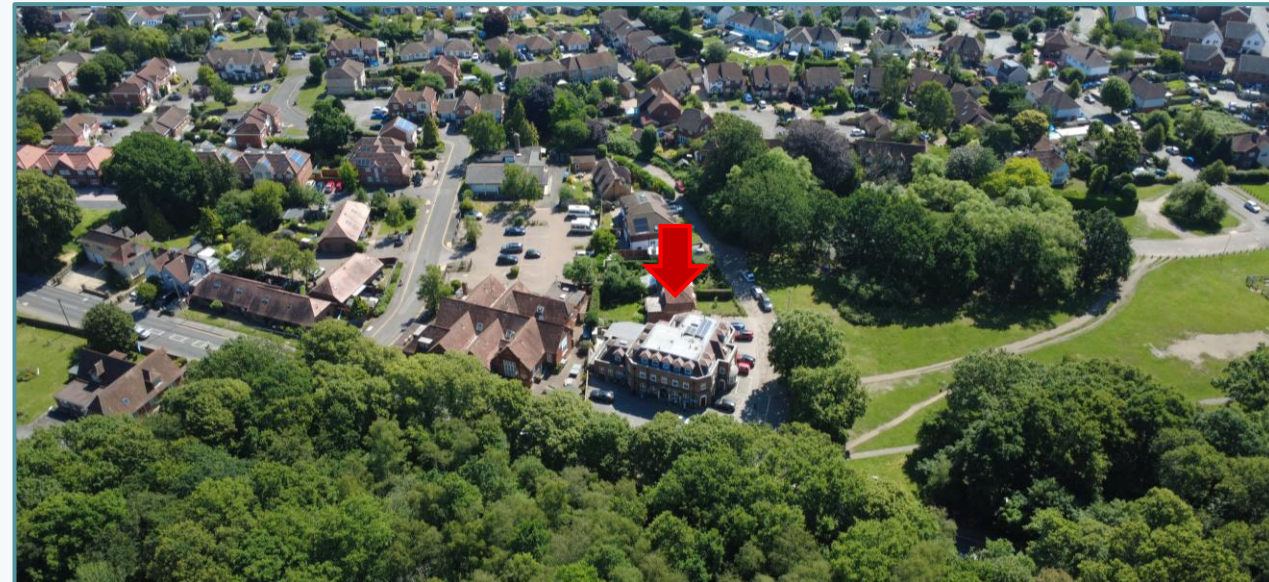
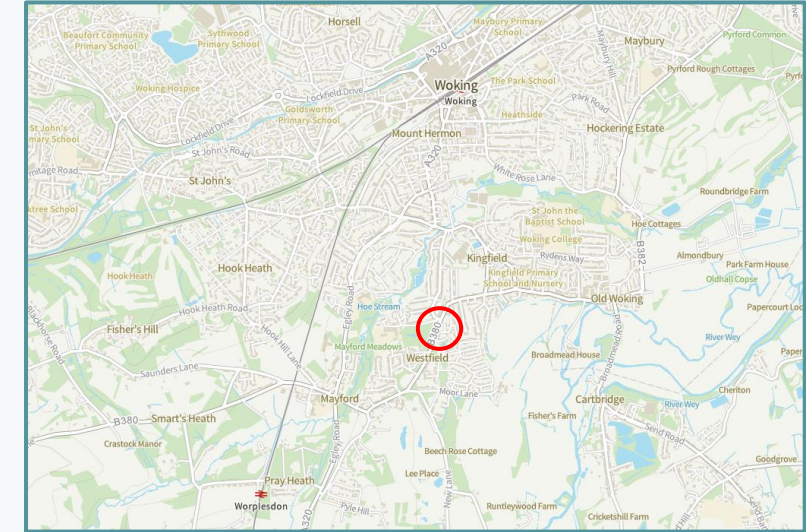
The property occupies a prominent corner plot on Westfield Road, within an established and affluent residential catchment. David Lloyd Leisure Centre & Woking FC Stadium lie approx. 0.6 km north.

The property is situated 1.8 km south of central Woking, offering an extensive mix of shops, restaurants and leisure amenities. Woking Rail Station is one of the busiest commuter hubs in Surrey, providing fast and frequent services to London Waterloo in as little as 24 minutes.

LOCATION MAP



Freehold Title No: SY790483



Description

The property comprises a mixed-use investment occupying a prominent corner position. Originally constructed in the 1930s and comprehensively repurposed in 2021, the building now provides a modern Co-op convenience store at ground floor level together with seven self-contained residential apartments arranged over the upper floors.

The residential accommodation comprises seven self-contained flats arranged over the upper floors. We understand the units are currently occupied and configured as two-bedroom flats, all finished to a modern specification and benefitting from allocated parking. The property retains attractive period character and provides a secure, diversified income stream.

Tenure

Freehold – Title No: SY790483.

Tenancies

Ground Floor Retail – Let to Co-operative Group Food Limited on a 15-year FRI lease from 26th August 2021 (without breaks) at a current rent of £83,000 per annum. The lease benefits from CPI-linked rent reviews in 2026 and 2031, subject to a collar and cap of 1% and 3% respectively. Based on the latest CPI data, we estimate the August 2026 rent review will provide an uplift to £94,813 per annum.

Residential Accommodation – The seven upper floor flats are all let on AST agreements via Foxtons Estate Agents, producing a combined rental income of £133,800 per annum. Copies of all tenancy agreements are available upon request.

Projected Total Income from August 2026: £228,613 per annum

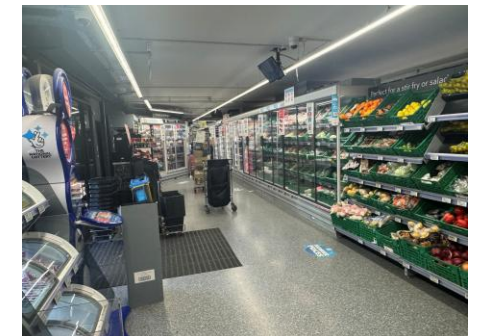
Floor Areas

Description	Floor	Sq Ft	Sq M
Retail	Ground	3,652	339.3
Flat 1	First	586	54.4
Flat 2	First	522	48.5
Flat 3	First	845	78.5
Flat 4	First	604	56.1
Flat 5	Second	539	50.1
Flat 6	Second	635	59
Flat 7	Second	657	61

Covenant



Co-operative Group Food Limited forms part of The Co-operative Group, one of the UK's largest consumer co-operatives and food retailers, with annual revenues in excess of £11 billion and a nationwide network of over 2,000 food stores.



EPCs

Ground Floor:	'B' (41) Rating
Upper Flats:	All 'B' Rated



Pricing

Guide Price: £3,500,000 (Three Million Five Hundred Thousand Pounds) for the freehold interest.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to satisfy Customer Due Diligence prior to exchange.

VAT

We are advised that the property has been opted to tax.

Viewing

Viewing strictly via prior appointment with Sole Agents:



Toby Allitt MRICS

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