

# PROMINENT RETAIL UNIT SET WITHIN A BUSY PRIME TOWN CENTRE LOCATION

## TO LET

490ft<sup>2</sup> (45.52 m<sup>2</sup>)

**\* Good Retail Position close to WH Smith, McDonald's, Robert Dyas, Vision Express, British Heart Foundation, The Entertainer etc**

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**15 HIGH STREET, CAMBERLEY, GU15 3RB**

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The shop available is the Ex-Kitchen Kapers

- ▶ **Prominent Town Centre Location**
- ▶ **Excellent Passing Trade**
- ▶ **Retail Lock-up Shop**
- ▶ **Newly Fitted Ability Cloakroom and Kitchenette**



commercial property consultants

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## LOCATION

The premises are set in the busy High Street of Camberley Shopping Centre, with retail neighbouring retailers include Robert Dyas, WH Smith, McDonalds, Toni&Guy, Vision Express, Burger King, HSBC, Halifax, British Heart Foundation etc.

The entrance to The Mall Shopping Centre is diagonally opposite the subject premises.

## DESCRIPTION

A lock-up shop/retail unit which will include a new Ability cloakroom and kitchen.

## ACCOMMODATION

The premises are arranged on the ground floor, the approximate area excluding the toilet and kitchen area is as follows:-

Shop Width	14 ft 5"	4.43 m
Shop Depth	38 ft 6"	11.79 m
<b>Shop Area</b>	<b>490 ft<sup>2</sup></b>	<b>45.52 m<sup>2</sup></b>

## LEASE AND RENT

A new lease is available from the landlord, with length of term by agreement.

A rent of £27,000 pax plus VAT should the latter be chargeable.

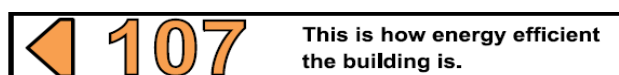
## BUSINESS RATES

From checking the Valuation Office web site we see that the property has a Rateable Value of £12,000, this computes to rates payable of around £5,892. **However, if the property is to be your only business premises, then we understand that you will qualify for 100% business rates relief under the small business rates relief scheme, for further information please contact Surrey Heath Borough Council on 01276 707100.**

## OCCUPATION

The premises are vacant, however the refurbishment works have not been completed as yet, so an occupation date is by agreement (approximately 4 weeks work from commencement).

## ENERGY PERFORMANCE CERTIFICATE (EPC)





## LEGAL COSTS

Each party to bear their own legal costs in the matter.

## VIEWING:

Strictly by appointment with the Joint Sole Agents:

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**REF**

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