

SPACIOUS CORNER SHOP

TO LET

3,741 ft² (347.55 m²)

9 HIGH STREET, CAMBERLEY, SURREY, GU15 3QU



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Land

- ▶ **Prominent Corner Location on High Street**
- ▶ **Nearby Occupiers include British Heart Foundation, Halifax Bank, Nationwide etc.**
- ▶ **Rear Servicing with 4 car parking spaces**
- ▶ **Customer parking available in the High Street and nearby multi storey car parks**
- ▶ **Class E Use**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are situated in a prominent location on the corner of the High Street and St Georges road. Nearby occupiers include British Heart Foundation, Electrical, Halifax Bank, Nationwide etc. Camberley town centre is situated within a few miles from the M3 (Junction 4).

DESCRIPTION

Corner retail unit with rear servicing and parking for 4 cars.

FLOOR AREAS

| | | |
|-------------------------|---------------------|---------------------|
| Internal Width | 58.34 m | 62'8" |
| Total shop depth | 53.23m | 57'3" |
| Total Floor Area | 347.55 sq. m | 3,741 sq. ft |

Disabled Cloakroom with WC and Wash Hand Basin.

Kitchen

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition)



AMENITIES

- Prominent Corner location on High Street
- Nearby Occupiers include British Heart Foundation, Halifax Bank, Nationwide etc.
- Rear Servicing with 4 car parking spaces
- Customer parking available in the High Street and nearby multi storey car parks
- Class E use

RENT/TERMS

Offers invited in the region of £50,000 per annum exclusive plus VAT.

A new lease is available on a fully repairing and insuring basis ideally for a period of 10 years, subject to 5 yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954-part ii sections 24-28 (as amended).

SERVICE CHARGE

We understand that the current service charge is about £3,700 per annum exclusive.

BUILDING INSURANCE

We understand that the building insurance is currently £383.53 per annum exclusive.

RATES

| | |
|---------------------------------|------------|
| Rateable value | £38,250 |
| Uniform Business Rate (2020/21) | 49.9p/£ |
| Rates Payable (estimated) | £19,086.75 |

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority

PLANNING

With effect from 1st September 2020 the ground floor shop now has the new Use Class of E, see below:-

| Use | Currently defined Use Class | New Use Class |
|--|-----------------------------|---------------|
| Retail/shops | A1 | E |
| Financial & Professional Services | A2 | |
| Food and Drink | A3 | |
| Offices, R&D and light industrial | B1 | |
| Clinic, Health Centres, Creches, Day Nurseries | D2 | |
| Gyms, indoor activities | D1 | |

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE

76-100

D

92 | **D**

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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REF

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