

PROMINENT RETAIL UNIT SET WITHIN A BUSY PRIME TOWN CENTRE LOCATION

TO LET ON FLEXIBLE LICENCE TERMS

447 ft² (41.5 m²)

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

15 HIGH STREET, CAMBERLEY, GU15 3RB



- ▶ **Prominent Town Centre Location**
- ▶ **Shop Has Been Refurbished**
- ▶ **Excellent Passing Trade**
- ▶ **Retail Lock-up Shop**
- ▶ **New Toilet Facility**



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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 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 has been refurbished including a new toilet facility.

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 6"	4.42 m
Shop Depth	38 ft 8"	11.80 m
Shop Area	447 ft²	41.5 m²

LEASE AND RENT

Available on flexible lease/licence terms.

A rent of £25,500 pax.

VAT

We understand from our client that the shop has not been elected for VAT, so VAT will not be chargeable on the rent.

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 £5,900. **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

Quick occupation available.

ENERGY PERFORMANCE CERTIFICATE (EPC)

E 101-125

◀ **107** This is how energy efficient the building is.

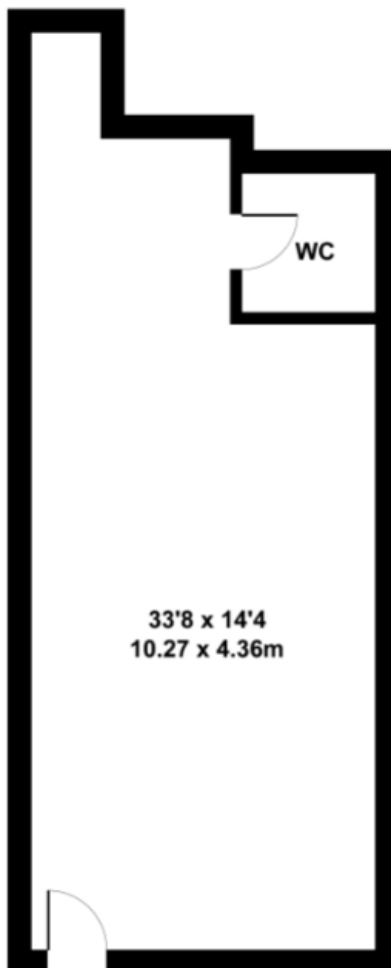
LEGAL COSTS

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

PROPOSED FLOOR PLAN – Not to Scale

15 High Street, Camberley

Approximate Gross Internal Area
484 sq ft - 45 sq m



VIEWING:

Strictly by appointment with the Joint Sole Agents:

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