

CHARACTER FIRST & SECOND FLOOR OFFICES IN A PROMINENT CORNER POSITION ON THE HIGH STREET



979 FT² (90.9 M²) **£15 ft²**

**2A PRINCESS WAY & 68/70 HIGH STREET,
CAMBERLEY, GU15 3SP**



- ▶ **Town Centre Character Period Office Building**
- ▶ **Various Public Car Parks Within Walking Distance**
- ▶ **Walking Distance to Camberley Railway Station**
- ▶ **Gas Central Heating via radiators**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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 overlooking the High Street within the Town Centre, and within walking distance of The Square, the popular shopping scheme situated within the town and features many household retailers and restaurant/cafes including Primark, Costa, and Sainsburys etc. Within the Town Centre you are a short walk from Camberley Station, and numerous bus stops.

DESCRIPTION

The first and second floor offices are set in a character building having a prominent corner plot on the High Street. The property has its own entrance door on Princess Way. The building is split into several offices and on the first floor the larger office has doors which open onto a small balcony overlooking the High Street. There is a kitchen on the 2nd floor and male and female toilets and gas central heating via radiators.



ACCOMMODATION

Approximate floor areas calculated on a net useable basis as follows:

First Floor

(Consisting of 3 offices)

508 ft² 47.2 m²

Second Floor

(Consisting of 2 offices, kitchen and wc

429 ft² 39.8 m²

Store cupboard

42 ft² 3.9 m²

TOTAL FLOOR AREA

979 ft² 90.9 m²

RENT

The premises offer vacant possession, and so quick occupation is available on new lease terms by agreement, at a rent of £14,685 per annum exclusive (£15 ft²). Please note that the rent excludes

all other outgoings and VAT the latter of which is chargeable.

LEGAL COSTS

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

BUSINESS RATES

The premises have a Rateable Value of £7,100 approximately £3,542.90 for the year 2023/2024. Therefore if this is to be your only business premises, then it will be exempt from business rates.

Any interested parties should make their own investigations with Surrey Heath Borough Council on 01276 707100.

SERVICE CHARGE

Buildings Insurance approximately £360 per annum.

Water usage is the responsibility of the tenant.

Service charge approximately £1,500 per annum.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be confirmed.

VIEWING

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

Keith Harpley

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