

GROUND & FIRST FLOOR SHOP/OFFICE With Class E Planning Use



FOR SALE FREEHOLD – PRICE REDUCED

726 ft² (67.45 m²)

**76 FRIMLEY HIGH STREET, FRIMLEY,
CAMBERLEY, SURREY, GU16 7HP**

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Hampshire
GU14 6BU**

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- ▶ **PRIME LOCATION ON FRIMLEY HIGH STREET**
- ▶ **NEARBY OCCUPIERS (inc. Waitrose, Boots Opticians and Post Office)**
- ▶ **UNIT OFFERS MIX OF RETAIL/OFFICES**

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

Frimley is a small and affluent town in west Surrey, situated close to the Hampshire border. It is approximately 2 miles north of Farnborough and Junction 4 of the M3 is within a mile of the town centre.

The subject property occupies a prime position on the High Street which is anchored by Waitrose. Other occupiers of note include Boots Opticians, Post Office, Londis, Oxfam and Betfred, together with several other good quality operators. The public car park is close by and on-street parking is available on the High Street.

DESCRIPTION

The unit comprises a ground floor lock up shop with studwork partitioned offices and further office space on the first floor. At the rear of the shop there is a cloakroom with WC and a Kitchen. There is gas fired central heating via radiators served by a Valliant boiler. There is a door to the rear of the property which leads to a small courtyard garden.

Approximate areas and dimensions as follows:

ACCOMMODATION

Internal Width	11' .5" ft	[3.50 m]
Shop Depth	45' 1" ft	[13.75 m]
Shop Area	383 ft ²	[35.58 m ²]
First Floor Offices	343 ft ²	[31.86 m ²]

SALE PRICE

Offers invited in the region of £230,000 for the freehold.



VAT

We understand that the property is not currently registered for VAT.

RATES

Rateable Value (1 st April 2023):	£10,250
Uniform Business Rates	£49.9p/£
Rates payable (estimated)	£5,114.75

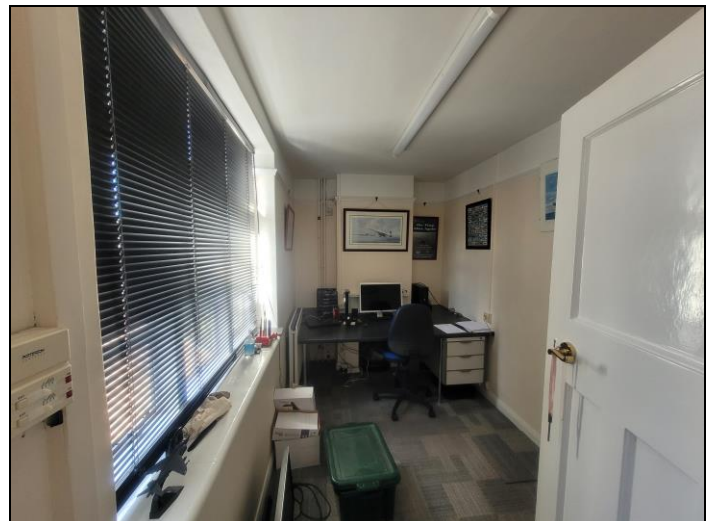
Please note eligible businesses with rateable values of below £12,000 receive 100% rate relief on their liability if it is their first commercial property.

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	





ENERGY PERFORMANCE CERTIFICATE

TBC

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

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

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REF

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