

GOOD SIZED MODERN LOCK-UP SHOP WITH CLASS E PLANNING USE



TO LET

1,146 ft² (106.46 m²)

3A HIGH STREET, CAMBERLEY, GU15 3QU



- ▶ MODERN LOCK-UP SHOP WITH GOOD SIZED FRONTAGE
- ▶ REAR LOADING ACCESS
- ▶ OPEN PLAN WITH SUSPENDED CEILING AND INSET LIGHTING
- ▶ A SHORT WALK FROM THE MALL SHOPPING CENTRE INC BOOTS ETC
- ▶ PARKING HIGH STREET PLUS CAR PARKS WITHIN WALKING DISTANCE
- ▶ POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING IF REQUIRED)

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LOCATION

The premises are set in the High Street of Camberley Shopping Centre, where retailers include WH Smith, Post Office, Mcdonald's, British Heart Foundation, Toni & Guy, Robert Dyas, Vision Express etc, and a short walk from The Mall shopping centre.

DESCRIPTION

The premises comprise a good sized lock up shop with rear store room and toilet facility. The shop will be provided in open plan condition including suspended ceiling and lighting throughout.



Approximate measurements and areas as follows:

ACCOMMODATION

| | | | |
|----------------------|----------------|-----------------------------|-----------------------------|
| Internal Width | front | 20' 6" ft | 6.3 m |
| | Middle to rear | 25' ft | 7.6 m |
| Shop Depth | | 49' ft | 15 m |
| Shop Area | | 1,146 ft² | 106.46 m² |
| Store/Ancillary Area | | 127 ft ² | 11.84 m ² |
| Total Area | | 1,273 ft² | 118.30 m² |

RENT

A rent of £22,000 per annum, exclusive of all other outgoings.

TERMS

The property is available by way of a new effectively, full repairing and insuring lease for a term of years to be agreed.

BUILDINGS INSURANCE

To be confirmed.

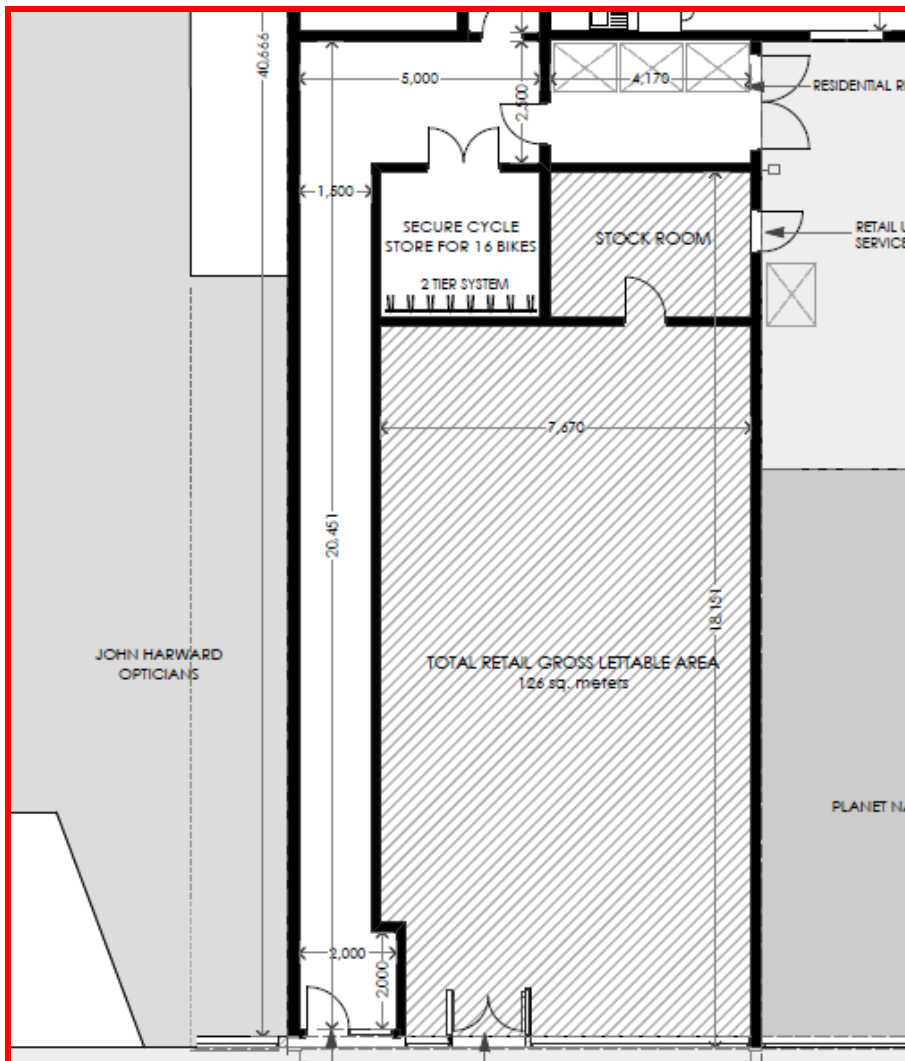
SERVICE CHARGE

Approximately £1,800 per annum.

VAT

We understand from our client that VAT is not chargeable.

FLOORPLAN (NOT TO SCALE)



RATES

| | |
|---|------------------|
| Rateable Value from 1 st April 2024: | £13,250 |
| Uniform Business Rates | .499p/£ |
| Rates payable (estimated) | £6,611 per annum |

Although if the property is to be your only business premises, then there is a discount on the rates down to £2,754.92 payable per annum.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

26-50

B

41 B

VIEWING

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

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REF
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