

# MODERN PURPOSE BUILT SECOND FLOOR OFFICES IN A PROMINENT HIGH STREET LOCATION



## TO LET

823 ft<sup>2</sup> (76.46 m<sup>2</sup>)

**\*LOW MONTHLY OUTGOINGS OVERALL\***

**CLARE HOUSE, 41 FRIMLEY HIGH STREET,  
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- ▶ **PRIME LOCATION ON FRIMLEY HIGH STREET**
- ▶ **NEARBY OCCUPIERS inc. Waitrose, Boots Opticians, Post Office etc**
- ▶ **Pleasant & light, open plan offices, plus a meeting room/office**

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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.

- ▶ **Public car park within walking distance and free parking nearby**
- ▶ **Potential for alternative uses such as clinic related**
- ▶ **Double glazed windows & gas heating by radiators**

## 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 include Boots Opticians, Post Office, Londis, Betfred, together with several-other small retailers and hot food operators giving the High Street a busy feel to it.

The public car park is close-by and free on-street parking is available nearby.

## DESCRIPTION

This self-contained suite comprises pleasant, light and airy open plan office accommodation situated on the second floor of the building, and is accessed via a wide tread staircase. Within the suite there is a separate meeting room, kitchenette and toilet facility. Heating is gas via radiators, and the lighting will be replaced with new LED units. The carpets will also be replaced.



## ACCOMMODATION (approximate net usable area)

Open plan office area	618 ft <sup>2</sup>	(57.46 m <sup>2</sup> )
Separate meeting room/office	205 ft <sup>2</sup>	(19 m <sup>2</sup> )
<b>TOTAL AREA</b>	<b>823 ft<sup>2</sup></b>	<b>(76.46 m<sup>2</sup>)</b>



## LEASE TERMS

The suite is available on a new lease, with length of term by agreement.

A rent of £14,500 pax (and **free** business rates if the property is to be your only business premises).  
**Plus a minimal Service Charge (below for cost).**

## VAT

The property is not elected for VAT, so VAT will not be chargeable on the rent and service charge.

## BUSINESS RATES

Rateable Value (1 <sup>st</sup> April 2024):	£5,400
Uniform Business Rates	£49.9p/£
Rates payable (estimated)	£2,694

**However**, please note if the property is to be your only business premises, then you will qualify for 100% rates relief.

*We recommended interested parties make their own enquiries with the Surrey Heath Borough Council.*

## ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

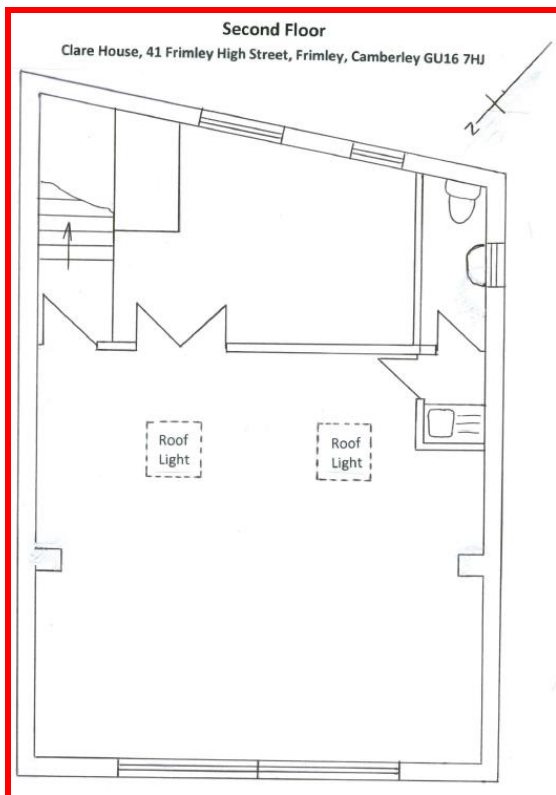
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### SERVICE CHARGE & BUILDINGS INSURANCE

A minimal service charge expected to be around £814 for 2024 and this includes buildings insurance (which on most commercial properties is charged on top of the service charge).

### LEGAL COSTS

Each party to pay their own legal costs.



Floor plan not to scale

### VIEWING

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

Dave Savage  
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