

# Particulars

Commercial Property Surveyors

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## PRIME TOWN CENTRE A1 RETAIL, A2 OFFICE, A3/A4/A5 RESTAURANT PREMISES TO LET

### 1,770 sq ft (164.4 sq m)



**14 PARK STREET, CAMBERLEY, SURREY, GU15 3PL**

- A3, A4 & A5 Restaurant Uses
- Prime/Prominent Location
- Next Door To 7 Bone Burgers
- Beneath Premier Inn
- EPC Rating "C" 54
- Available Immediately
- Other Occupiers Close By Include Powerhouse Fitness, Bills, Pandora, Sports Direct & Sharps Bedrooms

## LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, M3 motorway (junction 4) and A331 Blackwater Valley Relief Road. 8 Park Street is positioned in an extremely prominent position on the corner of Park Street and London Road (A30) and is in Camberley town centre, opposite The Mall Shopping Centre and next to The Atrium.

Camberley has become a very popular destination for restaurants, leisure activities and retail. In addition to the Vue Cinema and the Bowlplex bowling centre, Camberley boasts a host of restaurants all located in Park Street/The Atrium including Bills, Wildwood, Zizzi, Pizza Express, Wagamama, Prezzo, Nandos, Chiquitos, Creams and 7 Bone. Retailers close by include Powerhouse Fitness, Pandora, Sharps Bedrooms, Sports Direct, Primark and House of Fraser.

## DESCRIPTION

14 Park Street provides self-contained ground floor premises suitable for A1 Retail use, A2 Office use, A3, A4 and A5 drinking and restaurant uses. The premises were built approx. 5 years ago and form part of a larger scheme with a Premier Inn above. The unit is currently vacant and features an extensive glazed shop front with full bi-fold doors fronting Park Street. The unit is in a shell condition and has a separate rear access/fire escape for loading, bins, etc. Adjoining occupiers are 7 Bone Burgers and Powerhouse Fitness.

<b>AREA</b>	<b>Ground Floor Premises</b>	<b>1,770 sq ft</b>	<b>(164.4 sq m)</b>
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The above area has been calculated on a gross internal basis from measurements taken on site.

## LEASE

The premises are held on an internal repairing and decorating lease for a term of 15 years from March 2017, to expire March 2032, with a tenants break clause in March 2027, the lease also incorporates a service charge. Our clients are looking to assign their existing lease, further information is available from the sole agents.

## RENT

£38,250 per annum exclusive.

## BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value of the premises is £20,500. The current rate in the pound is 0.479, as such the Business Rates payable will be approx. £9,850 for the year April 17/April 18.

## VIEWING ARRANGEMENTS

Arrangements to look at the property need to be made by contacting the sole agents as the premises are currently vacant.



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