

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

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4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**PROMINENT GROUND
FLOOR PRIME A1 RETAIL
OR A2 OFFICE UNIT**

TO LET

460 sq ft (42.7 sq m)



15 HIGH STREET, CAMBERLEY, GU15 3RB

- Prime High Street Position
- Undergoing Refurbishment
- Opposite Nationwide and Robert Dyas
- Close to The Halifax and Vision Express
- New Kitchen and W.C.
- EPC Rating E

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. Camberley has a wealthy catchment population with car and home ownership significantly above the national averages.

15 High Street is in a central, prime location in the High Street, opposite Nationwide and Robert Dyas, close to The Halifax and Vision Express and also close to The Square shopping centre. The Square provides 360,000 sq ft of retail, anchored by House of Fraser. The retail offering in Camberley also includes The Atrium which provides retail premises (Next, Pandora, The Works, H & M, Laura Ashley and Esprit) and leisure and restaurant outlets (including a Vue cinema, ten pin bowling, Pure Gym, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Bills, Wildwood and Frankie & Benny's).

DESCRIPTION

15 High Street will provide a refurbished, self-contained ground floor A1 Retail unit which can also be used as an A2 Office and will benefit from a new shopfront, a disabled/DDA compliant W.C., a fitted kitchen and a separate access at the rear. This is a self-contained lock up shop/retail unit or A2 office, the landlords will not consider a hot food take away or restaurant use. The refurbishment works are due to be completed approx. February 2020.

AREA	Maximum internal width	14 ft 6 in	4.42 m
	Retail sales area depth	38 ft 8 in	11.80 m
	Total Approximate Floor Area	460 sq ft	42.7 sq m

The above floor area is a guide and will be verified on-site after the ongoing works have been completed.

LEASE

A new internal repairing and decorating lease is offered, for a period to be agreed, flexible lease terms are available and any short-term lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954. The lease will be subject to a service charge, details can be provided by the joint sole agents.

RENT

£25,500 per annum exclusive. **Please Note:** The landlords have confirmed the property is not VAT registered and therefore VAT will not be charged on the rent.

BUSINESS RATES

We are advised us that the Rateable Value is £12,000. The current small premises rate in the £ is 0.491p and as such the Business Rates payable will be approx. £5,900 for the year April 19/20. A small occupier (business with only one premises) would not pay any Business Rates at all, further information is available from the agents.

VAT

The landlords have confirmed at the building is not VAT registered and as such VAT will not be charged.

POSSESSION AND VIEWING

The premises are available circa February 2020, subject to completion of refurbishment works and completion of legal formalities. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: nigel.dickason@dbre.co.uk
07958 651566

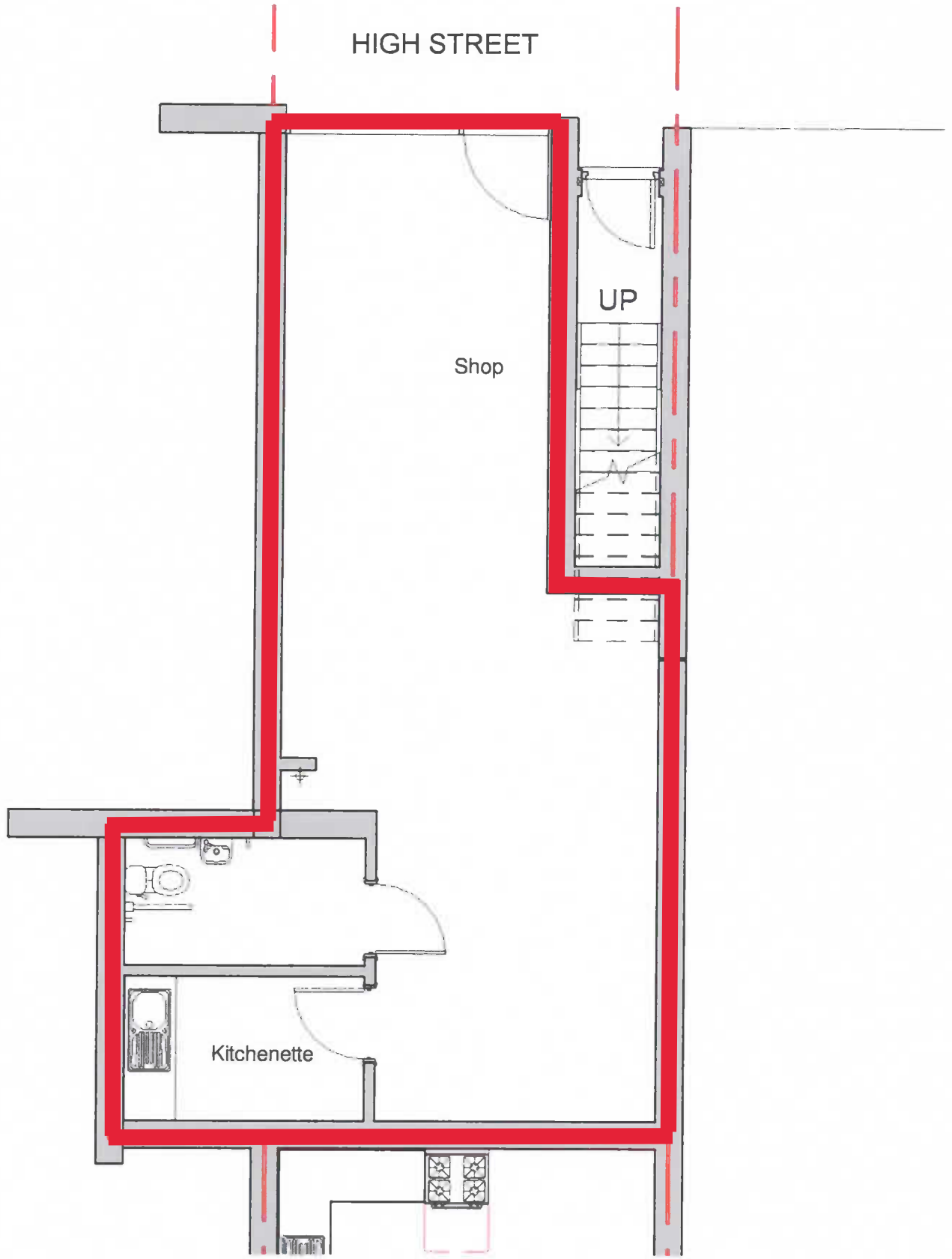
Clare and Co
7 Alexandra Road
FARNBOROUGH, GU14 6BU
01252 415900
07798 761028
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Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

15 High Street, Camberley

Proposed Floor Plan



15 High Street, Camberley

Proposed Elevation

