



PRIME TOWN CENTRE CLASS E (RESTAURANT, CAFÉ, RETAIL, OFFICE, CLINIC) PREMISES

TO LET 1,530 sq ft (142.1 sq m)







22/24 PARK STREET, CAMBERLEY, SURREY, GU15 3PL

- Class E (Restaurant, Café Retail, Office, Clinic)
- Prime/Prominent Location
- Next To Rotisserie Chicken
- EPC Rating "C" 54

- Available Immediately
- Other Occupiers Close By Include Powerhouse Fitness, Bills, Pandora, Sports Direct & 7 Bone Burgers

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, Rotisserie Chicken and 7 Bone Burgers. Retailers close by also include Powerhouse Fitness, Pandora, Sports Direct, Primark and House of Fraser.

DESCRIPTION

22/24 Park Street provides self-contained, ground floor, "Class E" premises suitable for Restaurant, Café, Retail, Office and Clinic uses and formally occupied by Sharps Bedrooms. The premises form the whole of the ground floor of a modern, detached and very prominent building next door to The Atrium and next to the Atrium multistorey car park. The unit has extensive return glazed shop fronts with the main entrance 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 Rotisserie Chicken and Ladbrokes.

AREA Ground Floor Premises

1,530 sq ft (1

(142.1 sq m)

The above area has been calculated on a net internal basis from measurements taken on site.

LEASE

The unit is available to let on a new internal repairing and decorating lease for a term to be agreed subject to periodic and upward only rent reviews and a service charge.

RENT

£35,000 per annum exclusive.

BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value of the premises is $\pounds 14,250$. The current small business rate in the pound is 0.499, as such the Business Rates payable will be approx. $\pounds 7,150$ for the year April 21/April 22.

POSSESSION AND VIEWING ARRANGEMENTS

The property is available straight away, subject to completion of legal formalities. Arrangements to look at the property need to be made by contacting the sole agents as the premises are currently occupied.



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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.