

PROMINENT, PRIME A1 RETAIL UNIT OR POSSIBLE A2 OFFICES TO LET

**1,218 sq ft to 1,618 sq.ft.
(113.2 sq m to 150.3 sq.m.)**



**35 PRINCESS WAY,
CAMBERLEY, SURREY, GU15 3SP**

- Prime Position Opposite Army & Navy
- Prominent Corner Position
- Town Centre Position
- Close To The Atrium
- Between Main Square and The Atrium
- Flexible First Floor Space

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. 35 Princess Way is adjacent to one of the entrances into the Main Square shopping centre which provides 360,000 sq ft of retail, anchored by Army & Navy which is opposite the property.

35 Princess Way is in a central, prime location adjacent to Main Square but also close to the new leisure and retail development, The Atrium, in Park Street, which provides retail premises (including Next and Laura Ashley and Esprit), leisure facilities (including a Vue cinema, bowling and a health and fitness centre) and a number of restaurants and cafes (including Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's and Frankie & Benny's).

Description

35 Princess Way provides a modern, self contained retail unit on ground and first floors with W.C.'s to the rear. The first floor is accessed at the rear of the unit via an internal stair case and currently provides storage space but could be adapted to provide alternative accommodation, subject to planning. The unit is currently an A1 (Shops) retail unit but could potentially suit alternative uses, such as A2 (Financial and Professional Services), A3 (Restuarants and Cafes) or A5 (Hot Food Takeaway), subject to gaining the appropriate planning consent.

Areas	Ground Floor Retail Area	817 sq ft	(75.9 sq m)
	First Floor Ancillary Area	401 sq ft to 801 sq ft	(37.3 sq m to 74.4 sq m)
	Total approximate floor area	1,218 sq ft to 1,618 sq ft	(113.2 sq m to 150.3 sq m)

NOTE: The first floor provides flexible space suitable for various uses, subject to planning.

The above areas have been calculated on a gross internal basis from measurements taken on site.

Lease

The retail unit is available to let on a new effective, full repairing and insuring lease direct from the landlords, for a period to be agreed.

Rent

£39,500 per annum exclusive.

Service Charge

The landlords levy a service charge to recover a fair proportion of costs incurred by them in the upkeep, maintenance and running of all shared and external parts of the property. The landlords also recover a fair proportion of the building insurance premium. Details can be obtained from the sole agents.

Possesion and Viewing

The accommodation is available for immediate occupation subject to completion of legal formalities. For an appointment to view please contact the joint sole agents:



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

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.