

PRIME A1 RETAIL UNIT IN HIGH STREET LOCATION

TO LET

2,023 sq.ft. (180.01 sq.m)



37-39 HIGH STREET, CAMBERLEY, SURREY, GU15 3RB

- Prime location on the High Street
- Nearby occupiers include Toni & Guy, British Heart Foundation, Vision Express, Subway, WH Smith, McDonalds, The Entertainer, Benson Beds etc.
- Rear servicing with 6 car parking spaces
- Close to town centre multi-storey car parks
- Diagonally opposite main entrance to The Mall, Main Square Shopping Centre

Location

Camberley is a successful centre forming part of the Blackwater Valley area next to the A30, M3 motorway (junction 4) and A331 Blackwater Valley Relief Road and has a wealthy catchment population with car and home ownership significantly above the national averages. 37-39 High Street is close to one of the entrances into the Main Square shopping centre which provides 360,000 sq ft of retail, anchored by Army & Navy.

37-39 High Street is in a central, prime, location close to, Blacks, McDonalds, Cheltenham & Gloucester, WH Smith, The Entertainer and HSBC Bank and opposite Toni & Guy, Vision Express and Subway.

Description

The premises comprise a period property, currently occupied by Moss Bros and which offers a self-contained retail unit on ground and first floors with a mainly open plan, light, bright retail sales area on the ground floor with a kitchen/staffroom and cloakroom with W.C. and wash hand basin at the rear. The first floor offers a further sales area with ancillary areas and some storage.

Internally there are suspended ceilings throughout with downlighters, a ceramic tiled floor throughout and the property is generally offered in very good decorative repair. The premises can also be accessed from the rear via a service road, off Knoll Road and where up to 6 parking spaces are provided (if cars are double parked).

Areas	Internal width	26 ft 3 ins	8.00 m
	Shop Depth	59 ft 7 ins	18.16 m
	Main Retail/Sales Area	1,242 sq ft	115.38 sq m
	First Floor Sales/Ancillary/Storage Area	781 sq ft	72.63 sq m
	Total approximate floor area	2,023 sq ft	188.01 sq m

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

Lease

37-39 High Street is offered on a new, full repairing and insuring lease for a term to be agreed.

Rent

£50,000 per annum exclusive.

Business Rates

We have been verbally advised by the Business Rates department that the Rateable Value for the premises is £48,500. The current rate in the £ is 48.2p and therefore the Business Rates payable will be in the order of £23,400 for the year April 14/April 15.

Possession and Viewing

Possession can be granted immediately, subject to completion of legal formalities. For an appointment to inspect the premises please contact the joint sole agents:



nigel.dickason@dbre.co.uk

London Clancy
6 Minster Court
Tuscam Way
Camberley
GU15 3YY

01276 686055

keithharpley@londonclancy.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.

Energy Performance Certificate

Non-Domestic Building



Moss Bros
37-39 High Street
CAMBERLEY
GU15 3RB

Certificate Reference Number:
0093-2066-5830-6900-5403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 67

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 208
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 118.06

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

92 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: iSBEM v5.2.b using calculation engine SBEM v5.2.b.3

Property Reference: 535900860000

Assessor Name: D Powell

Assessor Number: STRO006206

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Powell's EPA

Employer/Trading Address: 5 Grasmere Road Farnborough Hants GU14 0LE

Issue Date: 04 Jul 2014

Valid Until: 03 Jul 2024 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0260-5990-0454-6680-0034

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.