

PROMINENT, PRIME TOWN CENTRE RETAIL UNIT TO LET

630 sq ft (58.4 sq m)



37 PRINCESS WAY, CAMBERLEY, SURREY, GU15 3SP

- Prime Position Opposite House of Fraser
- Town Centre Position
- 50 Metres From The Atrium
- 20 Metres From The Mall
- Currently Trading As A Hairdressers

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.

37 Princess Way is in a central, prime location adjacent to The Mall shopping centre and The Atrium. The Mall provides 360,000 sq ft of retail, anchored by House of Fraser (which is directly opposite). The Atrium provides retail premises (Next, Pandora, The Works, H & M, Laura Ashley and Esprit) and leisure and restaurant outlets (including a Vue cinema, bowling, Pure Gym, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Bills, Wildwood and Frankie & Benny's).

Description

37 Princess Way provides a modern, self-contained ground floor retail unit with a W.C. and fire escape to the rear. The property is currently a retail/shop (Class A1) unit but could potentially suit alternative uses, such as A2 (Financial and Professional Services), A3 (Restaurants and Cafes) or A5 (Hot Food Takeaway), subject to gaining the appropriate planning consent.

Areas	Gross frontage	18 ft 6 in	5.61 m
	Net internal width	17 ft 6 in	5.31 m
	Retail/sales area depth	34 ft 9 in	10.59 m
	Total depth	40 ft	12.18 m
	Total Approximate Floor Area	630 sq ft	58.4 sq m

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

Lease

To let on a new full repairing and insuring lease direct from the landlords, for a period to be agreed.

Rent

£30,000 per annum exclusive plus VAT

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.

Business Rates

Surrey Heath Borough Council has verbally advised us that the Rateable Value for 37 Princess Way is £13,250, the rate in the £ is 0.493 pence, therefore the current rates payable for the unit for the year April 2015-April 2016, is approx. £6,550.

Possession & Viewing

The accommodation will be available for occupation in April/May 2016, subject to completion of legal formalities. For an appointment to view please contact the sole agents:



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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.