

# Particulars

Commercial Property Surveyors

**db** real estate

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**PROMINENT GROUND  
FLOOR A2 OFFICE/A1 RETAIL UNIT**

**TO LET**

**518 sq ft (48.1 sq m)**



**65 PARK STREET, CAMBERLEY, SURREY, GU15 3PE**

- Prime Position
- Refurbished
- Opposite Laura Ashley, Next and Moss Bros
- Close to The Atrium
- Fitted Kitchen
- Disabled/DDA Compliant W.C.
- To Let On A New Lease
- New Fully Glazed Shopfront (to be installed)
- EPC Rating D (78)

## 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.

65 Park Street is in a central, prime location close to The Mall shopping centre and opposite The Atrium. The Mall provides 360,000 sq ft of retail, anchored by House of Fraser. The Atrium 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

65 Park Street provides a refurbished, self-contained ground floor A2 Office/A1 Retail unit with a disabled/DDA compliant W.C., and fitted kitchen at the rear, also a fully glazed shop front is to be installed imminently. Finally the property could potentially suit an alternative use, such as a café/sandwich shop, etc., subject to gaining the appropriate planning consent. The landlords will not consider a hot food take away or restaurant use.

<b>AREA</b>	Internal width	11 ft 2 in	3.4 m
	A2 office/retail/sales area depth	46 ft 5 in	14.2 m
<b>Total Approximate Floor Area</b>		<b>518 sq ft</b>	<b>48.1 sq m</b>

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

## LEASE

65 Park Street is available on a new internal repairing and decorating lease for a period to be agreed, flexible lease terms are available, 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

£22,000 per annum exclusive.

## BUSINESS RATES

Surrey Heath Borough Council has advised us that the Rateable Value for the premises has not been assessed as yet. A guide to the likely level of Business Rates payable can be obtained from the joint sole agents.

## POSSESSION AND VIEWING

The premises are available within 6-8 weeks 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;



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