

Particulars

Commercial Property Surveyors

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4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**PRIME TOWN CENTRE
A1 RETAIL/A2 OFFICE/A3/A4
RESTAURANT/D2 LEISURE PREMISES**

TO LET

**2,000 sq ft to 4,220 sq ft
(185.8 sq m to 392.1 sq m)**



8 PARK STREET, CAMBERLEY, SURREY, GU15 3PL

- Prime/Prominent Location
- 9 Million Vehicle Movements Past The Unit Every Year!
- Air Conditioning Throughout
- EPC – “C” 54
- Fixed Rent Reviews To 2031
- Occupiers Close By Include Powerhouse Fitness, 7 Bone, Bills, Pandora, Sports Direct & Sharps Bedrooms

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. There are 9 million vehicle movements going past the unit on the London Road (A30) every year!

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, 7 Bone and Hancocks. Retailers close by include Powerhouse Fitness, Pandora, Sharps Bedrooms, Sports Direct, Primark and Next.

DESCRIPTION

8 Park Street provides self-contained ground floor premises suitable for A1 Retail use, A2 Office use, A3 and A4 drinking and restaurant uses and D2 leisure uses. The premises were built approx. 4 years ago and form part of a larger scheme with a Premier Inn above. The unit is currently used for a D2 leisure use and features extensive glazed shop fronts to both the London Road and Park Street frontages. The premises benefit from air conditioning, 2 separate W.C.'s, a small catering kitchen and adjacent bar/seating area, an office area and rear access for loading, bins, etc.

The current tenant is interested in disposing of their lease/the premises as a whole but could consider splitting the unit to provide a self-contained unit from 2,000 sq ft upwards. Further details are available from the agents.

AREAS **Ground Floor Premises** **2,000 sq ft to 4,220 sq ft** **(185.8 sq m to 392.1 sq m)**

The above areas have been calculated on a gross internal basis and taken from historical records.

LEASE

The premises are currently held on an effective full repairing and insuring lease for a term to expire 2031, with a tenants break clause in 2026. An assignment of an existing lease or a sub-lease can be made available, further information is available from the agents. The landlords have the ability to raise a service charge but no charge as been made to date.

RENT

Details of the quoting rent/passing rent are available from the agents.

BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value of the premises is £37,500. The current rate in the pound is 0.493, as such the Business Rates payable will be approx. £18,500 for the year April 18/April 19.

VIEWING ARRANGEMENTS

Arrangements to look at the property need to be made by contacting the agents as the premises are currently occupied and trading.



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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.

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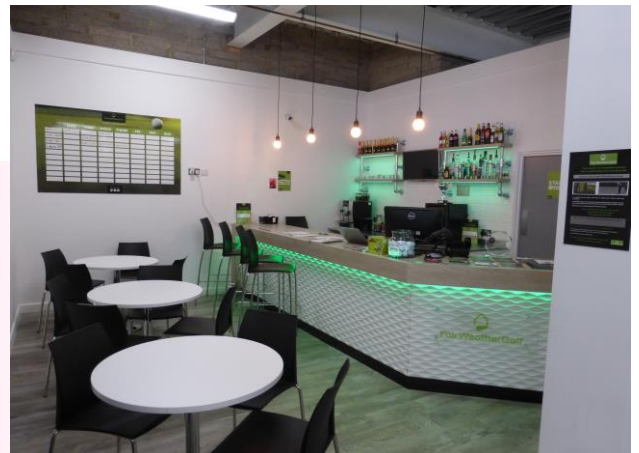
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