

Particulars

Commercial Property Surveyors

db real estate

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A1/A2 GROUND FLOOR RETAIL/OFFICE PREMISES

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

TO LET

577 sq ft (53.6 sq m)



92 HIGH STREET, FRIMLEY, CAMBERLEY, SURREY, GU16 7JE

- High Profile Location
- Access At Rear
- 2/3 Parking Spaces
- Available Now
- Suitable For A2 Office Or A1 Retail Unit Use
- W.C. & Ancillary Area To Rear

LOCATION

Frimley is a busy and popular town, lying close to Junction 4 of the M3 Motorway midway between Camberley and Farnborough. Frimley benefits from a train station on the Ascot to Guildford line and the town provides a range of shops, banks, public houses and restaurants.

92 High Street is located immediately adjacent to Bridges Estate Agents, close to/opposite the railway station and close to Station Road. There is a public car park to the rear (free for the first 2 hours).

DESCRIPTION

92 High Street comprises self-contained ground floor A1 retail/A2 office premises within a terraced Victorian period property, the accommodation was previously occupied by an insurance brokers business. The premises are immediately adjacent to Bridges Estate Agents on one side and the post office on the other. There is a separate entrance at the rear where 2/3 car parking spaces are also provided.

There is a main retail/office area to the front with smaller ancillary areas behind which also incorporate a single W.C.

AREAS	Ground floor A1/A2 premises	577 sq ft	53.6 sq m
	Gross frontage	11 ft 6 in	3.5m
	Internal retail/office width	11 ft 1 in	3.4m
	Retail/office depth	27 ft 10 in	8.5m

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

LEASE

92 High Street is available on a new, effective, full repairing and insuring lease for a term to be agreed. The lease would be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. The landlords will recover a fair proportion of the building insurance premium, in addition the landlords will also recover, by way of a service charge, a fair proportion of the costs incurred by them in the repair, upkeep and maintenance of the overall property. Further details regarding the service charge can be provided.

RENT

£18,000 per annum exclusive. Please note, no VAT is charged.

BUSINESS RATES

We have been advised by Surrey Heath Borough Council that the premises have a rateable value of £9,300 for the period April 17/18. The rate in the £ will be 46.7p which will equate to a rates payable figure for the year April 17/18 of approximately £4,350.00. Please note that a small occupier with only one premises may not have the pay any business rates at all. Further information is available from the agents.

POSSESSION AND VIEWING

The premises are available immediately subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the 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.