

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

01276 538300

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

**RETAIL, OFFICE, CLINIC,
SURGERY, LEISURE, CAFÉ,
COMMERCIAL PREMISES**

TO LET

**740 sq ft to 3,950 sq ft
(68.7 sq m to 367.0 sq m)**



**ELIZABETH PARADE, TUDOR DRIVE, YATELEY,
HAMPSHIRE, GU46 6BY**

- Class E Commercial Premises
- Retail, Office, Clinic, Leisure
- Being Refurbished
- Can Also Offer 1,600 sq ft, 2,410 sq ft and 3,210 sq ft
- From Only £13,000 Per Annum
- Available Immediately
- On-Site Parking
- On Street Parking
- Short Or Long Term Leases

LOCATION

Yateley is a busy and popular town with a population of approx. 22,000 next to the A30 on the borders of Hampshire, Surrey and Berkshire, located just 4 miles west of Camberley and 6 miles south of Wokingham. Other centres close by include Crowthorne, Blackwater, Sandhurst and Bracknell. Yateley is also part of the Blackwater Valley area on the M3 motorway (junctions 4 and 4a) and is just 2 miles from Blackwater Railway Station (on the Reading to Redhill/Gatwick Airport line) which provides a frequent service to Reading, with the fastest train taking 16 minutes.

Elizabeth Parade is on Tudor Drive, which is off Handford Lane which in turn is off Cricket Hill Lane, just half a mile from the A30. Elizabeth Parade is only 3 miles and 6 minutes drive from the Meadows Roundabout (Blackwater) where Tesco, Marks and Spencer and Next are located.

DESCRIPTION

Elizabeth Parade provides 6 ground floor retail units which are suitable for Retail, A2 Office, Clinic, Surgery, Café and Leisure uses (Class E). Unit 6 is let to a hairdresser; Units 1-5 are available and were previously occupied by The Co-Op and are can be let separately or in a combination of units from 750 sq ft up to 3,950 sq ft. The units feature refurbished and extensive glazed shop fronts and are to include some office/stores areas and refurbished W.C's. There are free parking spaces directly at the front and extensive on street parking. The units will also feature refurbished suspended ceilings, lighting and air conditioning. Access is also provided at the rear. Each unit has an internal width of approx. 5.8m and a total depth of approx. 12.7m.

AREAS			
	Unit 1	800 sq ft	74.3 sq m
	Unit 2	800 sq ft	74.3 sq m
	Unit 3	810 sq ft	75.3 sq m
	Unit 4	800 sq ft	74.3 sq m
	Unit 5	740 sq ft	68.8 sq m
	Total Area Available	3,950 sq ft	367.0 sq m

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

LEASE

The units are to be let on new internal repairing and decorating leases together with a nominal service charge. Any lease granted will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

Available from £13,000 per annum exclusive per unit plus VAT.

BUSINESS RATES

We are advised that the Rateable Value of Unit 6 is £6,200. The current rate (small premises) in the pound is 0.499, as such the Business Rates payable for Unit 6 would be approx. £3,100 for the year April 20/April 21. The Business Rates for Units 1-5 should be approx. the same. Please note, a small occupier (with only one premises) would pay no Business Rates at all for an individual unit.

VIEWING ARRANGEMENTS

Arrangements to look at the property can be made by contacting the sole agents.



e mail: nigel.dickason@dbre.co.uk
07958 651566

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.