

PERIOD, HIGH QUALITY TOWN CENTRE OFFICES TO LET/FOR SALE

858 sq.ft. (79.69 sq.m.)



THE MEWS OFFICES, REAR OF 77/81 HIGH STREET, CAMBERLEY, SURREY, GU15 3RB

- Very Good Quality Refurbishment
- Attractive Period Property
- Self-Contained
- Town Centre Position
- 2/3 Parking Spaces
- To Let Or For Sale
- Close To The Mainline Railway Station

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. The Mews Offices are at the rear of 77/81 High Street, close to Camberley town centre.

The offices are in an ideal location to take advantage of Camberley's extensive town centre facilities. The building can be found in "The Mews" which is actually off Portesbery Road, "The Mews" is immediately adjacent to "Baby Gear" a retail unit fronting Portesbery Road.

Description

The building provides a very attractive, self-contained, first floor office suite within a period character property. There is carpeting throughout, fixed ceilings with down lighters, 3 compartment skirting trunking, electric heating and there are blinds to each of the windows. The Mews Offices provide a smart, pleasant and light office area which has been finished to a good standard. There is a self-contained kitchen and 2 W.C.'s. Access is via a private ground floor entrance, with private stairs which lead to the first floor. The offices have been well maintained and provide high quality, character offices.

Areas	Ground Floor Reception/Entrance	127 sq ft	(11.79 sq m)
	First Floor Offices	731 sq ft	(67.90 sq m)
	Total Approx. First Floor Area	858 sq ft	(79.69 sq m)

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

To Let

The Mews Office is available to let on new full repairing and insuring lease, direct from the landlords, for a term to be agreed. A long term or short term lease is available with or without break clauses. A short-term lease will be excluded from the security of tenure provisions of The Landlord & Tenant Act 1954.

For Sale

The Mews Office is also available to buy on a long leasehold basis, the long lease runs for 150 years from approx. 2005.

Rent/Price

A rent of £13,500 per annum exclusive is sought whilst offers are invited in the region of £195,000 for the long leasehold interest, subject to contract.

Business Rates

We have been verbally advised by the Business Rates department that the Rateable Value for the premises is £9,300. The current rate in the £ is 48.2p and therefore the Business Rates payable will be up to £4,500 for the year April 14/April 15. Some small business rates relief might be available.

Possession & Viewing

The accommodation is available for immediate occupation subject to completion of legal formalities. For an appointment to view please contact the sole agents:



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.