

**PRIME RETAIL/CLASS E  
SHOP/OFFICE PLUS 3 BED FLAT,  
WITH PARKING**

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

**FOR SALE (OR MAYBE TO LET)**

**1,513 sq ft plus 3 Bed Flat**



**155 LONDON ROAD, CAMBERLEY, GU15 3JS**

- Prominent London Road Position
- Opposite Sandhurst Military Academy
- Up To 5 Parking Spaces
- No VAT
- W.C. And Kitchenette
- Rear Access And Parking
- EPC – Flat (F) And Retail Applied For
- Freehold For Sale
- 3 Bed First Floor Flat

## 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.

155 London Road is in a prominent position opposite Sandhurst Military Academy. There are approx. 9 million vehicle movements past the unit every year, according to Surrey County Council data. Retailing in Camberley includes The Square (approx. 360,000 sq ft of retail space) plus The Atrium which provides retail, leisure and restaurant outlets (including a Vue cinema, Tenpin bowling, Pure Gym, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nando's).

## DESCRIPTION

155 London Road provides a self contained retail "Class E" premises with a large sales area to the front and ancillary areas behind, which also incorporate private W.C's and a kitchenette, with a first floor self contained 3 bedroom flat above. The ground floor premises are suitable for a variety of purposes, including retail, office use, clinic or surgery uses or even production/workshop type uses. In addition to the London Road frontage there is pedestrian and vehicular access at the rear via a service yard off Obelisk Way. Access to the first floor flat is also from the rear, via private steps/stairs. Parking is at the rear with space for up to 5 cars.

Please note; the flat does need work/refurbishment. Also, the property has formed part of the councils redevelopment plans for at least 20 years. Further information is available from the agents.

<b>AREA</b>	Ground floor net frontage	22 ft 1 in	6.73 m
	Ground floor retail sales internal depth	57 ft 5 in	17.49 m
	Ground floor retail/Class E sales area	1,233 sq ft	114.5 sq m
	Ground floor ancillary area	280 sq ft	26.0 sq m
	<b>Total Approximate Floor Area</b>	<b>1,513 sq ft</b>	<b>140.5 sq m</b>
	<b>First Floor 3 Bedroom Flat</b>	<b>678 sq ft</b>	<b>63.0 sq m</b>

The commercial floor areas have been calculated on a net internal basis from measurements taken on-site.

## FOR SALE OR TO LET

The property is offered for sale on a freehold basis with vacant possession and offers are invited in the region of £360,000. Alternatively, the owners would be prepared to consider granting a lease on the commercial element only and details are available from the agents. Any lease granted will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. **Please Note:** We are advised the property is not VAT registered and as such VAT will not be charged.

## BUSINESS RATES/COUNCIL TAX

We are advised the Rateable Value is £14,250 for the ground floor. The current small premises rate in the £ is 0.499p, as such the Business Rates payable for the ground floor will be approx. £7,150 for the year April 23/24. A small occupier/business would receive a discount on the rates payable of approx. 25%, details are available from the agents. The first floor flat is in council tax Band B where Council Tax is payable separately.

## POSSESSION AND VIEWING

The premises are available straight away, 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](mailto: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.