

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

01276 538300

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

**RETAIL/"CLASS E"
SHOP, TAKEAWAY (A5)
GROUND FLOOR UNIT**

TO LET

362 sq ft (33.7 sq m)



2A HIGH STREET, CAMBERLEY, GU15 3SX

- High Street Position
- Takeaway A5 & Class E Uses
- Close To London Road
- Small Business Rates Relief
- No VAT
- 1 x W.C. & Storage Space
- Economical Rent
- Flexible Terms
- EPC – Applied For

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.

2A High Street is at the upper end of the High Street, close to the Fat Ox and close to London Road and opposite the new Post Office. The premises are also just a minutes' walk from The Square shopping centre which provides 360,000 sq ft of retail space. The retail offering in Camberley also includes The Atrium which provides retail premises (Pandora, The Works, H & M, Game and Sports Direct) and leisure and restaurant outlets (including a Vue cinema, ten pin bowling, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nandos).

DESCRIPTION

2A High Street is a self-contained ground floor unit which was granted planning permission in 2015 for Hot Food Takeaway (Class A5) use. Under Permitted Development, an A5 premises can also now be used for uses falling under "Class E" which includes retail, office, café/restaurant uses, etc. Planning was also later granted for extraction and extended opening hours to 12.00 midnight. Copies of planning information are available from the agents. There is storage and a W.C at the rear plus time limited on road parking in the High Street, at the front.

AREA	Ground floor retail sales internal width – Approx.	15 ft 4 in	4.73 m
	Ground floor retail sales internal depth – Approx.	14 ft 9 in	4.51 m
	Ground floor retail sales area – Approx.	267 sq ft	24.8 sq m
	Ground floor storage at the rear – Approx.	95 sq ft	8.8 sq m
	Total Approximate Floor Area	362 sq ft	33.7 sq m

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

LEASE

A new internal repairing and decorating lease is offered, for a period to be agreed. The lease will be subject to a fully recoverable service charge, details can be provided by the sole agents.

RENT

£12,500 per annum exclusive to be paid quarterly in advance. The property is not VAT registered and so VAT is not charged on the rent.

BUSINESS RATES

The Rateable Value, as at April 2026, is £5,200 and the small premises rate in the £ is 39.2p and the Business Rates payable will be approx. £2,050 for the year April 2026 to April 2027. **PLEASE NOTE:** A small business (with only one premises) would pay no Business Rates at all, under current arrangements.

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
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.