

Particulars

Commercial Property Surveyors

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01276 538300

**PRIME RETAIL/CLASS E
SHOP, OFFICE, CLINIC, SURGERY,
CAFÉ/RESTAURANT UNIT**

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

TO LET

1,960 sq ft (181.9 sq m)



33 HIGH STREET, CAMBERLEY, GU15 3RB

- Prime High Street Position
- Unique/Stand Out Frontage
- Close To HSBC, Subway, Toni & Guy and McDonalds
- Opposite Grace Reynolds Walk
- 2 x W.C.s And Kitchen
- Rear Access
- EPC – “D” 80
- Flexible 1st/2nd Floor Space
- Parking For 2/3 Cars

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.

33 High Street is in a central, prime, location in the High Street, opposite Toni & Guy and Vision Express and close to HSBC, Subway and McDonalds. The premises are also opposite Grace Reynolds Walk, one of the main entrances/exits to 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, Pure Gym, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nando's).

The local council have recently invested in upgrading the paving, street furniture etc in the High Street and there is short term on street parking available plus public parking very close by.

DESCRIPTION

33 High Street is a self-contained prime retail unit which can also be used as an office, for surgery/clinical uses and café/restaurant uses and falls under the planning use classes order "Class E". The unit benefits from a suspended ceiling to the shop, a unique shopfront, a glazed feature dome at the front of the shop, 2 x W.C's, rear access to the ground and first floors, 2/3 parking spaces and flexible first/second floor space suitable for use as offices, staff areas, etc.

AREA	Ground floor retail internal width - front	18 ft 10 in	5.45 m
	Ground floor retail internal depth	68 ft 5 in	21.15 m
	Ground floor retail sales area	1,171 sq ft	108.8 sq m
	Ground floor rear store	132 sq ft	12.3 sq m
	First floor area	407 sq ft	37.8 sq m
	Second floor area	250 sq ft	23.2 sq m
	Total Approximate Floor Area	1,960 sq ft	181.9 sq m

The above floor area has been calculated on a net internal basis from measurements taken on-site.

LEASE

A new full repairing and insuring lease is offered, for a period to be agreed. The lease will be excluded from the security of tenure provisions of the landlord and tenant 1954.

RENT

£45,000 per annum exclusive plus VAT. The rent would be paid quarterly in advance.

BUSINESS RATES

We are advised the Rateable Value is £21,750. The current small premises rate in the £ is 0.499p, as such the Business Rates payable will be approx. £10,900 for the year April 24/25.

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.

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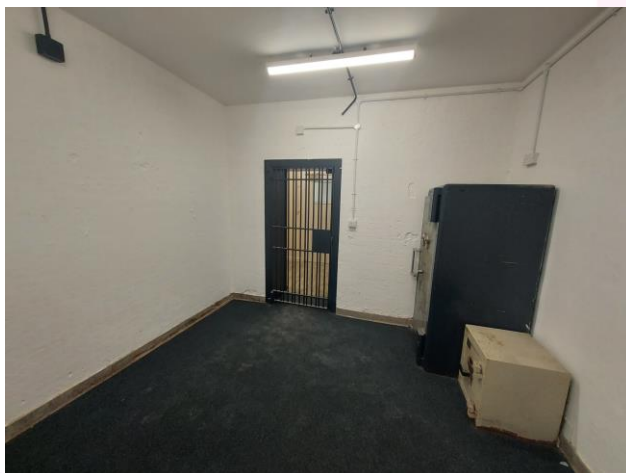
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PRIME TOWN CENTRE RETAIL/"CLASS E" PREMISES

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



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Working office: Steward House, 14 Commercial Way, Woking GU21 6ET T 01483 340000