

Particulars

Commercial Property Surveyors

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

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

TO LET

1,640 sq ft (152.3 sq m)



84 HIGH STREET, CAMBERLEY, GU15 3RS

- Prime High Street Position
- Flexible First Floor Space
- Close To Santander, Barclays, Bet Fred & Ladbrokes
- Just £40,000 per annum
- 2 x W.C.'s & Office Space
- Rear Access/Parking Space
- Modern Unit
- EPC – “B” 33

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.

84 High Street is in a central, prime location in the High Street, opposite Barclays Bank, Close to Santander and McDonalds and next door to Bet Fred and Ladbrokes. The premises are also close 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).

DESCRIPTION

84 High Street is a modern, self-contained prime retail unit which can also be used as an office, surgery/clinic uses and café/restaurant uses and falls under the planning use classes order "Class E". The unit benefits from a fixed ceiling with downlighters, a modern glazed shopfront, W.C's on the ground and first floors, rear access and a single parking space.

The first floor provides flexible space, which was previously used as office, storage and lab/clean room space but could easily be used for a variety of uses including storage, offices, treatment rooms workshop space, food prep, events room, etc.).

AREA	Ground floor retail sales internal width – Approx.	19 ft 4 in	5.91 m
	Ground floor retail sales internal depth – Approx.	53 ft 0 in	16.15 m
	Ground floor retail sales area – Approx.	937 sq ft	87.0 sq m
	First floor area – Approx.	703 sq ft	65.3 sq m
	Total Approximate Floor Area	1,640 sq ft	152.3 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

£40,000 per annum exclusive plus VAT and the rent would be paid quarterly in advance.

BUSINESS RATES

The old Rateable Value was £29,000 and the small premises rate in the £ was 0.499p and after the "Retail Discount" of 40% the Business Rates payable for the year April 2025 to April 26 was approx. £8,700. The revised Rateable Value from April 26 is £35,000 and the small retail premises rate in the £ is now 0.392p. After applying the "transitional relief" cap of 15%, the Business Rates payable figure for the year April 26 to April 27 should be approx. £10,000.

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
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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.