

Particulars

Commercial Property Surveyors

db real estate

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01276 538300

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

****PRELIMINARY DETAILS****

**PRIME PUBLIC HOUSE/RESTAURANT/
RETAIL PREMISES**

TO LET

5,130 sq ft (476.6 sq m)



88-90 HIGH STREET, CAMBERLEY, GU15 3RS

- Prime High Street Position
- Opposite Train Station
- Close To Ladbroke's, Santander & Barclays
- EPC – “C” 67
- Former Duke of York - Pub & Restaurant Use
- Also Suitable For Retail Use
- Very Prominent
- Additional 12,300 sq ft on 1st & 2nd Floors Also Available

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.

The property is in a central, prime location at the top of the High Street, close Barclays Bank, next to Ladbrokes and close to Santander, Bet Fred and McDonalds. The property is also close to The Square shopping centre which provides 360,000 sq ft of retail space. Retail premises in Camberley also includes The Atrium (Pandora, The Works, H & M and Sports Direct) and leisure/restaurant outlets (Vue cinema, ten pin bowling, Pure Gym, Starbucks, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nando's).

DESCRIPTION

88-90 High Street is a former public house (The Duke of York) and is suitable for use as a public house, a drinking establishment and for restaurant uses or a combination of similar uses. We also believe the premises would be suitable for various retail/"Class E" uses which might include various office, clinic and leisure uses. The space currently presents as a vacant former public house but can/will be stripped out as appropriate.

The ground floor space also includes a kitchen area, cellar area, male and female W.C's, rear access, stores, etc. The first and second floors above are also available, together or separately, and provide up to approx. 12,300 sq ft (gross internal) of floor space and were previously used as a health and social club. The space is accessed from a separate private ground floor entrance in Pembroke Broadway but can also be linked internally to the ground floor accommodation and therefore could be combined with all or part of the ground floor space.

AREA

88/90 High Street	Total approx. floor area (net internal)	5,130 sq ft	476.6 sq m
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LEASE

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

RENT

£85,000 per annum exclusive plus VAT payable quarterly in advance on the standard quarter days.

BUSINESS RATES

The Rateable Value is currently £46,000 and the rate in the £ is 49.9p. The Business Rates payable, after deducting the retail and hospitality uses 40% reduction/relief, would be approx. £13,800 for the year April 25 to April 26. The Rateable Value is due to be increased in April 26 to £63,000 but the rate in the pound is being reduced to 38.2p and "transitional relief" will also take effect. As such the revised Business Rates payable for the year April 26 to April 27 would be approx. £15,900.

POSSESSION AND VIEWING

The premises are vacant and available straight away, subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: nigel.dickason@dbre.co.uk
07958 651566



e mail: lb@laurencebird.co.uk
07971 183827

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