

PRIME RETAIL AND COMMERCIAL PREMISES

TO LET

507 sq ft (47.1 sq m)



UNIT 1, HAYWARD HOUSE, 1 PORTESBERY ROAD, CAMBERLEY, GU15 3TA

- Prominent & Prime Position
- Next To Serenity Hair & Spa
- Close To Orchards & The Duke Of York
- Close To Camberley Station
- Opposite Kings Court Apartment Scheme of 81 Units
- New Build
- EPC – “B” 32

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.

Hayward House is in a central, prime location and very prominent position in Portesbery Road, close to the roundabout in the High Street next to Camberley's mainline railway station. The premises are also just 2 mins 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, Pure Gym, Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nando's).

DESCRIPTION

Unit 1 Hayward House is a brand new retail/commercial unit, next door to "Serenity Hair and Spa" and can potentially be used for retail uses, an office and surgery/clinic type uses all falling under the planning use classes order "Class E". The unit is a shell which is ready to be fitted out and incorporates a new glazed shopfront, and capped off services for a W.C. etc., at the rear. Please note, the landlords will not agree to a restaurant or takeaway use.

AREA	Ground floor retail sales internal width	13 ft 7 in	4.14 m
	Ground floor retail sales internal depth (max)	38 ft 4 in	11.68 m
	Total Approximate Floor Area	507 sq ft	47.1 sq m

The above floor area has been calculated on a gross 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

£18,000 per annum exclusive plus VAT. The rent would be paid quarterly in advance.

BUSINESS RATES

The property has not been assessed as yet. Looking at the Rateable Value of the adjoining premises it is very likely that the Rateable Value for these premises will be below the £12,000 level and as such a small occupier (a business with only one premises) would not pay any Business Rates, under the current arrangements.

VAT

The landlords have confirmed that the building is VAT registered and as such VAT will be charged.

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.