

## CAMBERLEY THE SQUARE 24 GRACE REYNOLDS WALK

**PRIME SHOP TO LET ADJACENT TO JD AND OPPOSITE TK MAXX**



### LOCATION

Camberley The Square offers 460,000 sq.ft. and is the dominant shopping provision for the town. Weekly footfall averages 180,000 persons and the centre is anchored by **Primark, TK Maxx** and **Boots**. Other represented retailers include **Smiggle, River Island, Jack Wills, Clarks, Deichmann, New Look** and **Ernest Jones**.

The premises are situated adjacent to **JD** and opposite **TK Maxx** with other nearby retailers including **Costa, Waterstone's** and **Primark**.

### THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate dimensions and net internal floor area:

Gross Frontage	-	5.43 m	17' 10"
Net Frontage	-	5.21 m	17' 01"
Internal Width	-	5.33 m	17' 06"
Shop Depth	-	20.24 m	66' 04"
Ground Floor Sales	-	118.73 m <sup>2</sup>	1,278 sq.ft.
First Floor Ancillary	-	89.09 m <sup>2</sup>	959 sq.ft.

### EPC

An EPC is available upon request.

### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

### LEASE

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£49,500 p.a. excl.**

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	<b>£30,250</b>
UBR (2021/2022)	-	<b>49.9p</b>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Surrey Heath Borough Council - Tel: 01276 707 100

### INSPECTION

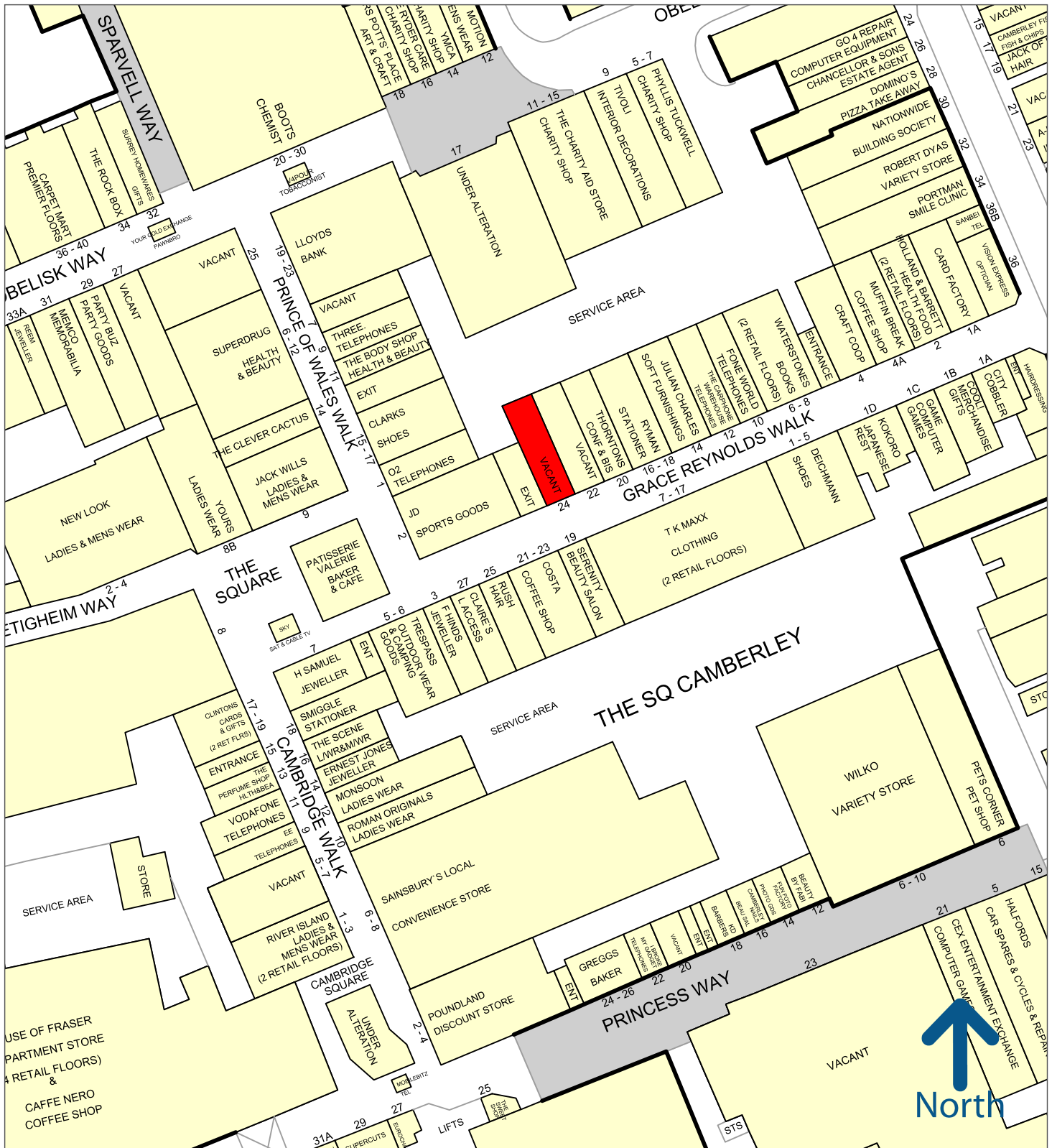
Inspections may be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk)

**Tel: 020 7409 2100**

Or our joint agents Rob Williams, Filippa Mudd & Henry Foreman  
MMX Retail - Tel: 020 3130 4650





50 metres

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Created By: Smith Price RRG



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