

## CAMBERLEY SHOPPING THE MALL 4A GRACE REYNOLDS WALK

### SHOP TO LET

ADJACENT TO HOLLAND & BARRETT AND OPPOSITE GAME WITH OTHER NEARBY RETAILERS INCLUDING BURGER KING, WATERSTONES AND KOKORO

#### LOCATION

Camberley is an affluent Surrey commuter town with 67% ABC1's within the catchment as compared to the national average of 53%, whilst unemployment is significantly below the national average.

Camberley Shopping The Mall 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 **House of Fraser, Primark, TK Maxx** and **Boots**. Other represented retailers include **Topshop / Topman, Smiggle, Jones, River Island, Clarks, Deichmann, New Look** and **Ernest Jones**.

#### THE PROPERTY

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

Gross Frontage	-	7.44 m	24' 05"
Net Frontage	-	6.88 m	22' 07"
Internal Width	-	6.83 m	22' 04"
Shop Depth	-	19.28 m	63' 03"
Ground Floor Sales	-	119.10 m <sup>2</sup>	1,282 sq.ft.
First Floor Ancillary	-	100.99 m <sup>2</sup>	1,087 sq.ft.

#### LEASE

Quoting terms upon application.

#### EPC

An EPC is available upon request.



#### RATES

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

Rateable Value	-	£54,000
UBR (2016/2017)	-	49.7p
Rates Payable (2016/2017)	-	£26,838

**NB: The provisional Rateable Value for 2017/2018 is £41,750**

#### COSTS

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

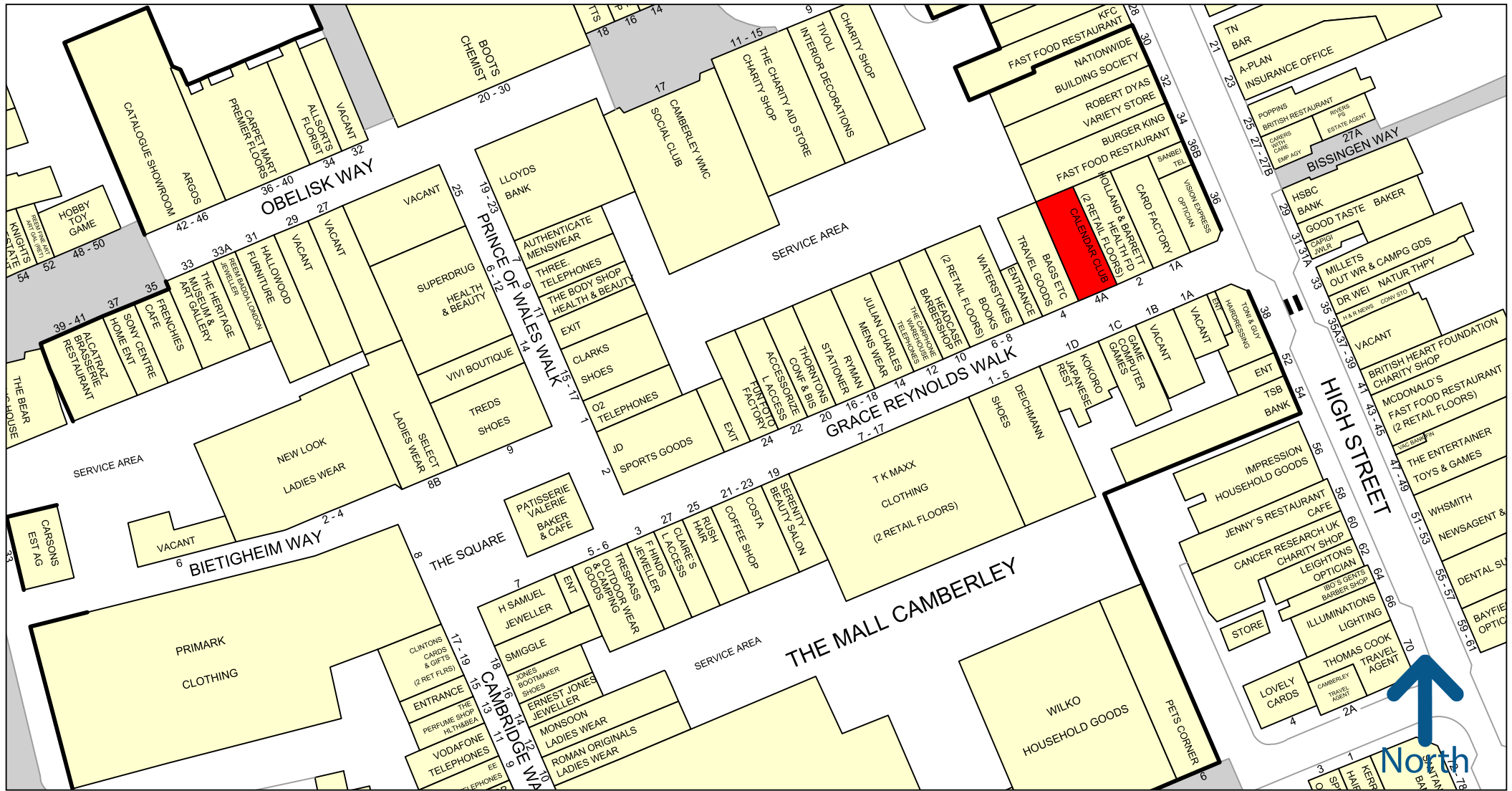
#### INSPECTION

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

**Mark Cherry** [markcherry@smithprice.co.uk](mailto:markcherry@smithprice.co.uk) or  
**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto:jonathandaniels@smithprice.co.uk)

**Tel: 020 7409 2100**

Or our joint agents, Dan Simms & Hal Clarke - Colliers  
Tel: 020 7935 4499



Experian Goad Plan Created: 25/01/2017  
Created By: Smith Price