

CAMBERLEY THE SQUARE 10 CAMBRIDGE WALK



PRIME SHOP TO LET

(SUBJECT TO VACANT POSSESSION)

CENTRAL POSITION ON THE SHOPPING CENTRE'S BUSIEST MALL

CLOSE TO TOPSHOP / TOPMAN, RIVER ISLAND, SMIGGLE & PRIMARK

**** NEW LETTING TO JACK WILLS ****

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 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 **Topshop / Topman, Smiggle, River Island, Jack Wills, Clarks, Deichmann, New Look** and **Ernest Jones**.

THE PROPERTY

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

Ground Floor Sales	-	133.87 m ²	1,441 sq.ft.
First Floor Ancillary	-	78.22 m ²	842 sq.ft.

The potential exists to combine the subject premises with the adjacent unit, Unit 12 (subject to vacant possession), to create the following:-

Ground Floor	-	2,935 sq.ft.
First Floor	-	2,144 sq.ft.

Further information is available upon request.

LEASE

Quoting terms upon application.

COSTS

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

EPC

An EPC is available upon request.



RATES

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

Rateable Value	-	£35,250
UBR (2018/2019)	-	48.0p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Surrey Heath Borough Council - Tel: 01276 707 100

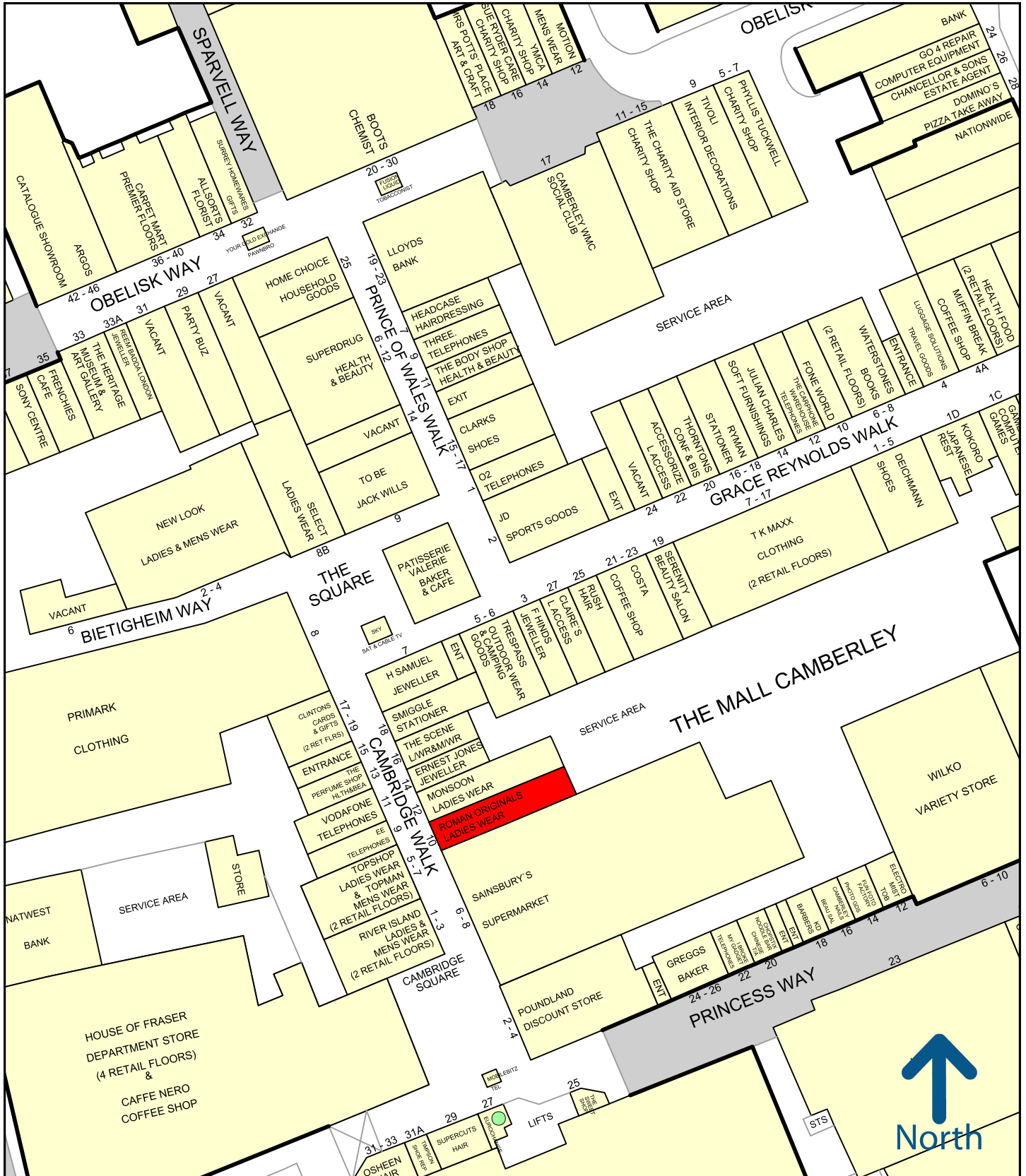
INSPECTION

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

Mark Cherry markcherry@smithprice.co.uk or
Jonathan Daniels jonathandaniels@smithprice.co.uk

Tel: 020 7409 2100

Or our joint agents, Rob Williams & Filippa Mudd -
BNP Paribas - Tel: 020 7629 7282



50 metres

Experian Goad Plan Created: 03/09/2018
Created By: Smith Price



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Ordnance Survey 100019885

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