



Mitcham Road

Camberley, GU15 4AJ

Self contained Gym/Leisure unit

13,817 sq ft

(1,283.64 sq m)

- Ample on site parking
- Large residential demographic
- Two floors
- Well known site

Summary

Available Size	13,817 sq ft
Rates Payable	£41,769 per annum
Rateable Value	£76,500
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Leisure	9,383	871.71
1st - Leisure	4,479	416.11
Total	13,862	1,287.82

Description

Formally a Fitness First gym, this unit provides 13,817 sq.ft. of gym/leisure space. The site is well situated within the Old Dean, Camberley, where not only is Collingwood College, which is one of the counties largest secondary schools/6th Form on the doorstep, there is a large residential population surrounding the site, and Camberley town centre and Bagshot village are just a short drive away. To the front of the property is ample car parking. The self-contained building does require some modernisation and decoration but as it has a historic use as a successful gym, its current configuration may still be ideal. There are a mix of studios, locker rooms, squash courts and a health suite.

Location

Situated on the Old Dean estate in Camberley, the unit is set next to the college grounds. It is easily accessed from the A30. Junction 3 of the M3 motorway is just over 3 miles from the property.

Terms

The property is available by way of a new lease for a term to be agreed.

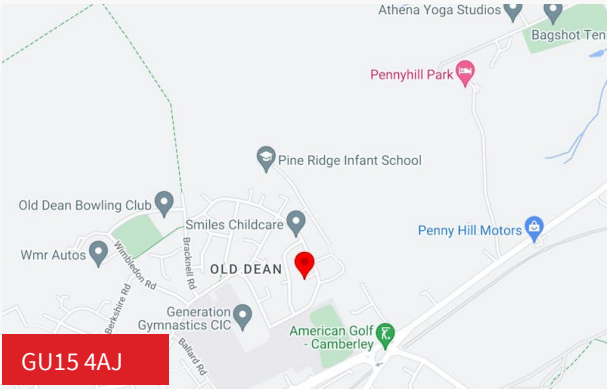
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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