

CAMBERLEY SHOPPING THE MALL 25 OBELISK WAY (PRINCE OF WALES WALK)

PROMINENT CORNER UNIT TO LET

ADJACENT TO SUPERDRUG AND OPPOSITE LLOYDS WITH OTHER NEARBY RETAILERS INCLUDING BOOTS, ARGOS, CLARKS AND NEW LOOK

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**, **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 | - | 14.86 m | 48' 09" |
| Net Frontage | - | 12.42 m | 40' 09" |
| Internal Width | - | 13.62 m | 44' 08" |
| Shop Depth | - | 19.30 m | 63' 04" |
| Ground Floor Sales | - | 227.89 m ² | 2,453 sq.ft. |
| First Floor Ancillary | - | 146.04 m ² | 1,572 sq.ft. |

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 **£85,000 p.a. excl.**

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 | - | £75,500 |
| UBR (2017/2018) | - | 47.9p |
| Rates Payable (2017/2018) | - | £36,165 |

Interested parties are advised to make their own enquiries to the Rates Department at Surrey Heath Borough Council - Tel: 01276 707 100

COSTS

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

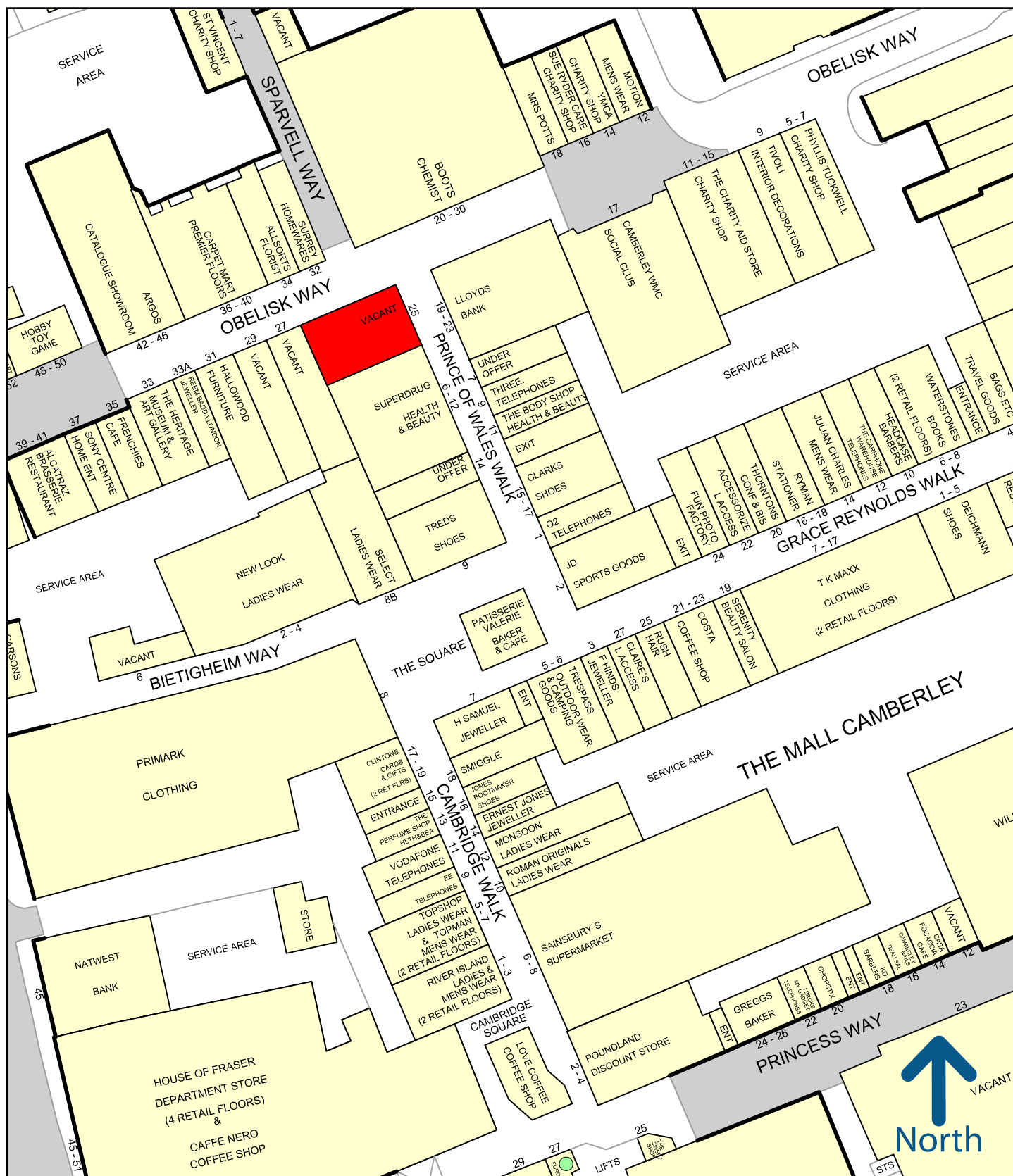
INSPECTION

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

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

Tel: 020 7409 2100

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



50 metres

Experian Goad Plan Created: 25/07/2017

Created By: Smith Price