

## CAMBERLEY – UNIT 3, 17/19 PRINCESS WAY

SHOP UNIT TO LET BETWEEN SAVERS AND CEX AND OPPOSITE WILKO  
(SUBJECT TO POSSESSION)

**\* NEW STREETSCAPING WORKS ABOUT TO BE COMPLETED \***



### LOCATION

Camberley is an affluent town in Surrey situated approximately 30 miles south west of London. The property is close to the entrance to Camberley The Square which is the dominant shopping provision for the town with occupiers including **TK Maxx**, **Primark**, **Boots** and **Jack Wills**.

The subject property is on the pedestrianised section of Princess Way between **Savers** and **CEX**. Other nearby retailers include **Wilko**, **Greggs**, **Santander**, **Pets Corner** and **Specsavers**.

### THE PROPERTY

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

Ground Floor	-	376 m <sup>2</sup>	4,046 sq.ft.
First Floor	-	131 m <sup>2</sup>	1,407 sq.ft.

*NB: These floor areas have been taken from the VOA website and are subject to verification at a later date.*

### 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, subject to possession, by way of a new full effectively repairing and insuring lease, for a term to be agreed.

Terms are available upon application.

### RATES

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

Rateable Value	-	<b>£56,000</b>
<b>UBR (2021/2022)</b>	-	<b>51.2p</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

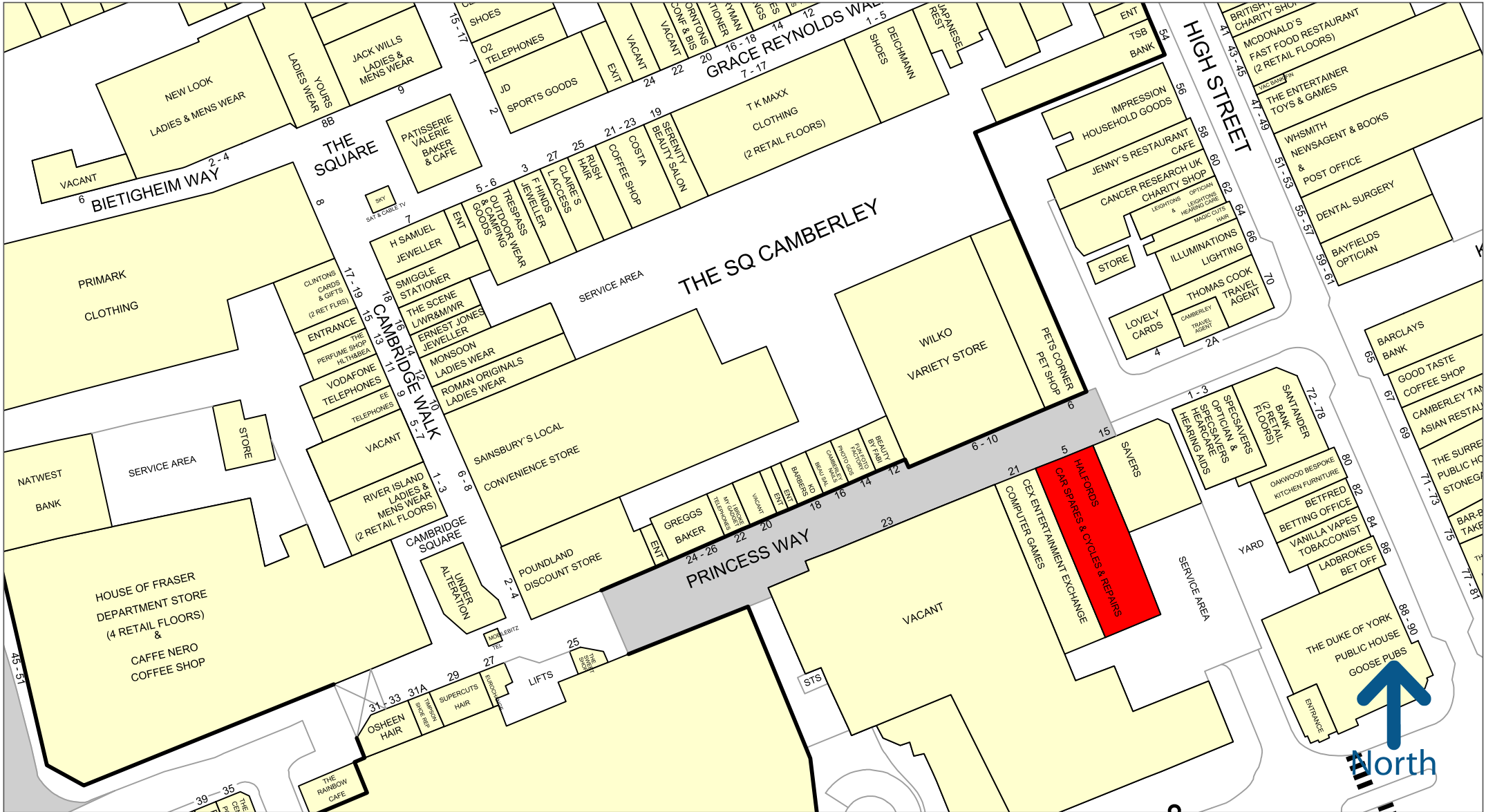
### INSPECTION

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 agent Steve Collins – Collins & Jarvis  
Tel: 01276 804 488



50 metres

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