

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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Basingstoke Camberley Southampton Winchester www.londonclancy.com



TO LET

Spacious Shop

3,741 sq ft [347.55 sq m]



9 High Street,
Camberley
Surrey
GU15 3QU

LOCATION

The premises are situated in a prominent location on the corner of the High Street and St Georges road. Nearby occupiers include British Heart Foundation Electrical, Halifax Bank, Nationwide etc. Camberley town centre is situated within a few miles from the M3 (Junction 4).

DESCRIPTION

Spacious shop with rear servicing and parking for 4 cars.

FLOOR AREAS

Internal Width	58.34m	62'8"
Total shop depth	53.23m	57'3"

Total Floor Area 347.55 sq m 3,741 sq ft
Disabled Cloakroom with WC and Wash Hand Basin.
Kitchen

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition)

AMENITIES

- Prominent Corner location on High Street
- Nearby Occupiers include British Heart Foundation, Halifax Bank, Nationwide etc.
- Rear Servicing with 4 car parking spaces
- Customer parking available in the High Street and nearby multi storey car parks
- Class A1 Retail use

EPC

The properties have Energy Performance Ratings as follows -
To be advised.



RENT/TERMS

Offers invited in the region of £50,000 per annum exclusive plus VAT.

A new lease is available on a fully repairing and insuring basis ideally for a period of 10 years, subject to 5 yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part ii sections 24-28 (as amended).

SERVICE CHARGE

We understand that the current service charge is about £3,700 per annum exclusive.

BUILDING INSURANCE

We understand that the building insurance is currently £383.53 per annum exclusive.

RATES

2017

Rateable value	£38,250
Uniform Business Rate (2018/19)	48p/£
Rates Payable (estimated)	£18,360

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the sole agents:

Keith Harpley

London Clancy

 **01276 682055**

Email: keithharpley@londonclancy.co.uk



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- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.