

CAMBERLEY THE SQUARE 25 OBELISK WAY (PRINCE OF WALES WALK)

**PROMINENT CORNER UNIT TO LET ADJACENT TO SUPERDRUG AND
OPPOSITE LLOYDS**



LOCATION

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

The premises are situated adjacent to **Superdrug** and opposite **Lloyds** with other nearby retailers including **Boots, Argos, Clarks** and **New Look**.

THE PROPERTY

The premises offer the following approximate dimensions and net internal floor area:

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.

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 by way of a new full repairing and insuring lease for a term to be agreed.

Quoting rent on application.

RATES

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

Rateable Value	-	£75,500
UBR (2021/2022)	-	51.2p

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

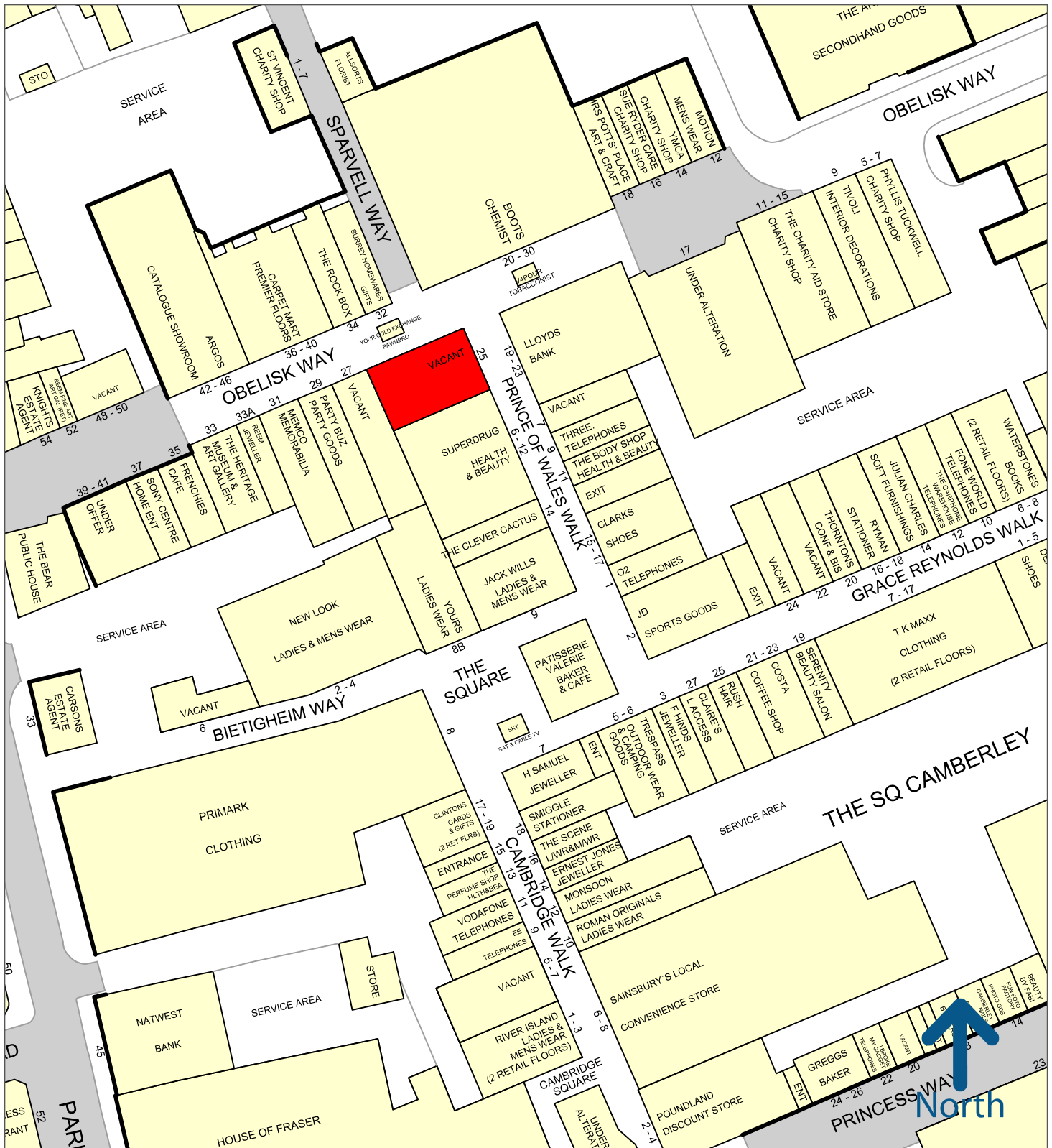
Inspections may be carried out with prior notice by contacting either:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100

Or our joint agents Rob Williams, Filippa Mudd & Henry Foreman
MMX Retail - Tel: 020 3130 4650

**THE
SQ**
CAMBERLEY



50 metres

Experian Goad Plan Created: 11/12/2020
Created By: Smith Price RRG



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