

CAMBERLEY THE SQUARE 20 PRINCESS WAY



A3 RESTAURANT TO LET

SUBJECT TO VACANT POSSESSION

**** BENEFITS FROM EVENING TRADE & OUTSIDE SEATING****

CLOSE TO GREGGS, WILKO, CEX, PETS CORNER, HALFORDS AND SPECSAVERS

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 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 **Topshop / Topman, Smiggle, River Island, Clarks, Deichmann, New Look** and **Ernest Jones**.

The subject property benefits from A3 restaurant planning use and an external frontage on Princess Way with daytime and evening footfall. Nearby occupiers include **Greggs, Wilko, CEX, Pets Corner, Halfords** and **Specsavers**.

THE PROPERTY

The premises are arranged over ground floor only offering the following approximate dimensions and net internal floor area:-

Gross Frontage	-	5.31 m	17' 05"
Internal Width	-	5.26 m	17' 03"
Shop Depth	-	9.12 m	29' 11"
Ground Floor	-	46.82 m ²	504 sq.ft.

NB: There is additional outside seating available by way of a separate licence. Further information available on request.

LEASE

The premises are available to let by way of a new full effectively repairing and insuring lease, for a term to be agreed at a commencing rental of **£27,500 p.a. excl.**

EPC

An EPC is available upon request.



RATES

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

Rateable Value	-	£13,500
UBR (2018/2019)	-	48.0p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of 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.

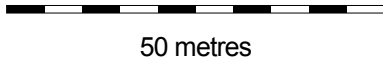
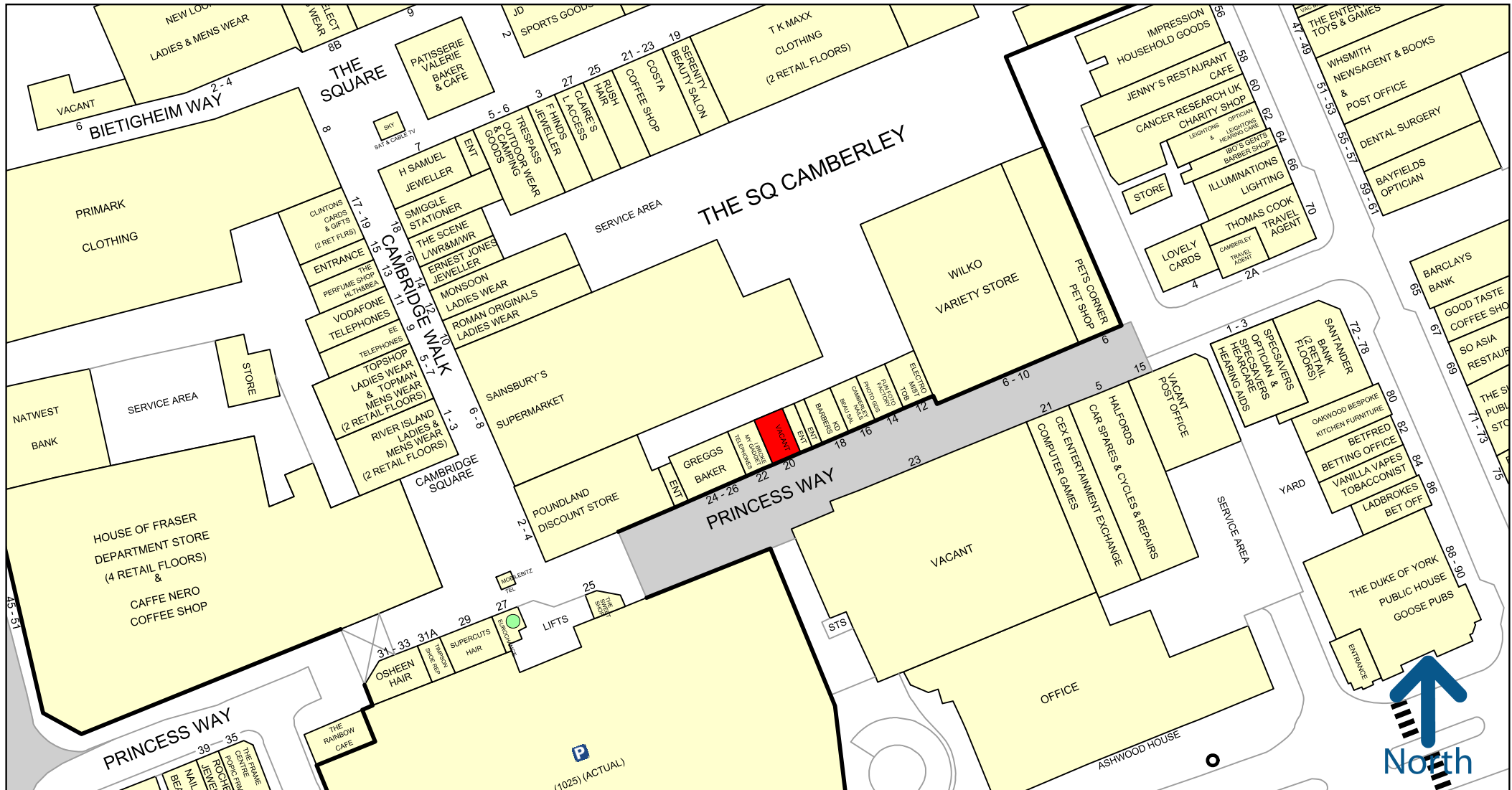
INSPECTION

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

Mark Cherry markcherry@smithprice.co.uk

Tel: 020 7409 2100

Or our joint agents, Rob Williams & Filippa Mudd -
BNP Paribas - Tel: 020 7629 7282



Experian Goad Plan Created: 23/01/2019
Created By: Smith Price