

## CAMBERLEY THE SQUARE 7 PRINCE OF WALES WALK

### PRIME SHOP TO LET ON BUSY MALL ADJACENT TO LLOYDS BANK



#### 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 **Lloyds Bank** and opposite **Superdrug** with other nearby retailers including **Boots, Argos, Clarks, The Body Shop** and **Game**.

#### THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and net internal floor areas:

Gross Frontage	-	5.61 m	18' 05"
Net Frontage	-	5.51 m	18' 01"
Internal Width	-	5.00 m	16' 05"
Shop Depth	-	16.71 m	54' 10"
Ground Floor Sales	-	82.03 m <sup>2</sup>	883 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 at a commencing rental of **£35,000 p.a. excl.**

#### RATES

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

Rateable Value	-	<b>£22,750</b>
UBR (2021/2022)	-	<b>49.9p</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

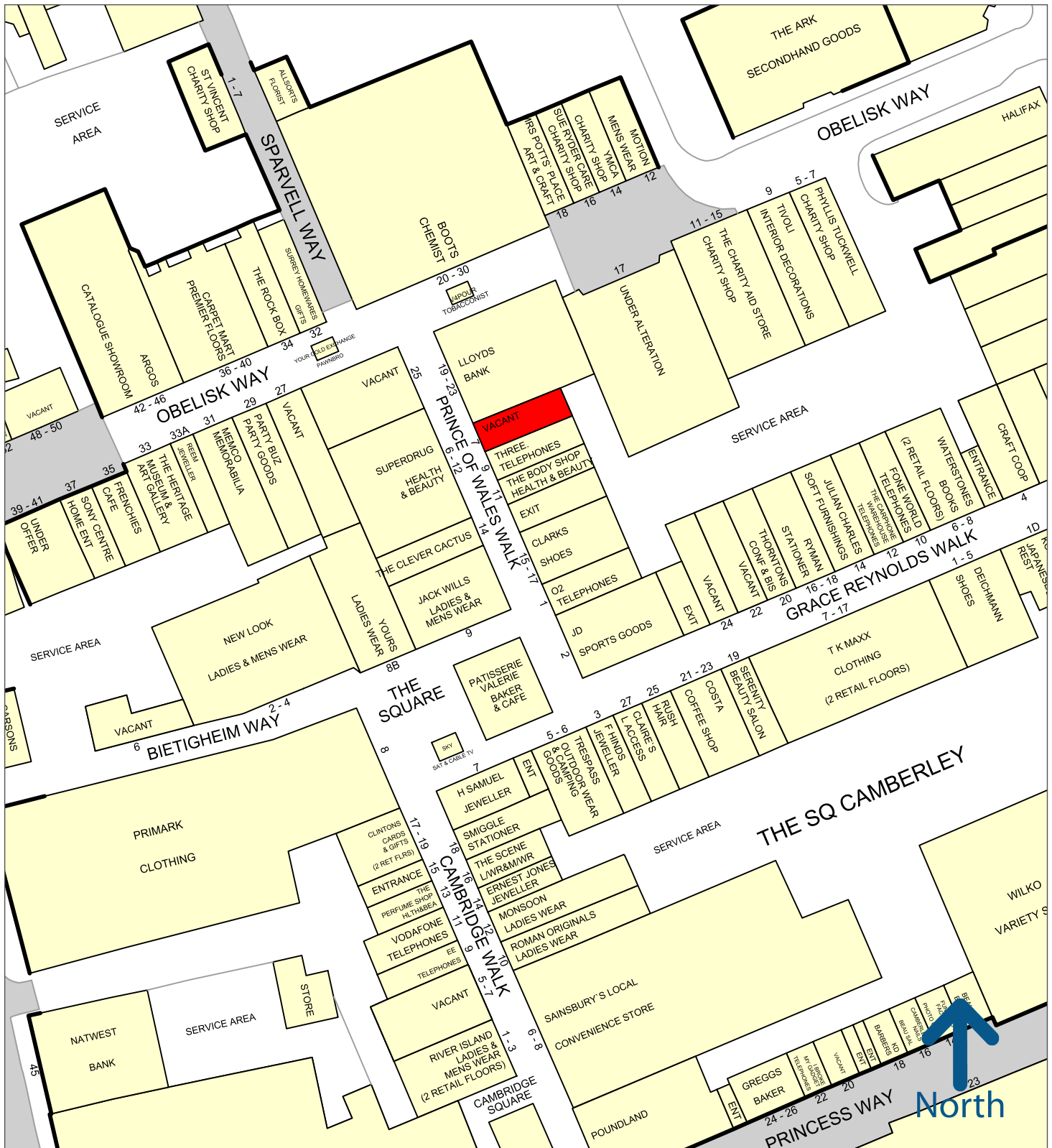
#### INSPECTION

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



50 metres

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