

CAMBERLEY THE SQUARE 1C GRACE REYNOLDS WALK



SHOP TO LET

(SUBJECT TO VACANT POSSESSION)

**** GRACE REYNOLDS WALK REFURBISHMENT NOW COMPLETE ****

ADJACENT TO KOKORO, OPPOSITE HOLLAND & BARRETT AND MUFFIN BREAK, AND CLOSE TO DEICHMANN, WATERSTONES, CARD FACTORY, TONI & GUY AND TK MAXX

**** NEW LETTING TO JACK WILLS ****

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

THE PROPERTY

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

Gross Frontage	-	7.39 m	24' 03"
Net Frontage	-	6.86 m	22' 06"
Internal Width	-	6.98 m	22' 11"
Shop Depth	-	20.24 m	66' 05"
Ground Floor Sales	-	195.18 m ²	2,101 sq.ft.

NB: Please note, the above dimensions and areas are subject to verification.

LEASE

Quoting terms upon application.

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.



RATES

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

Rateable Value	-	£42,500
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

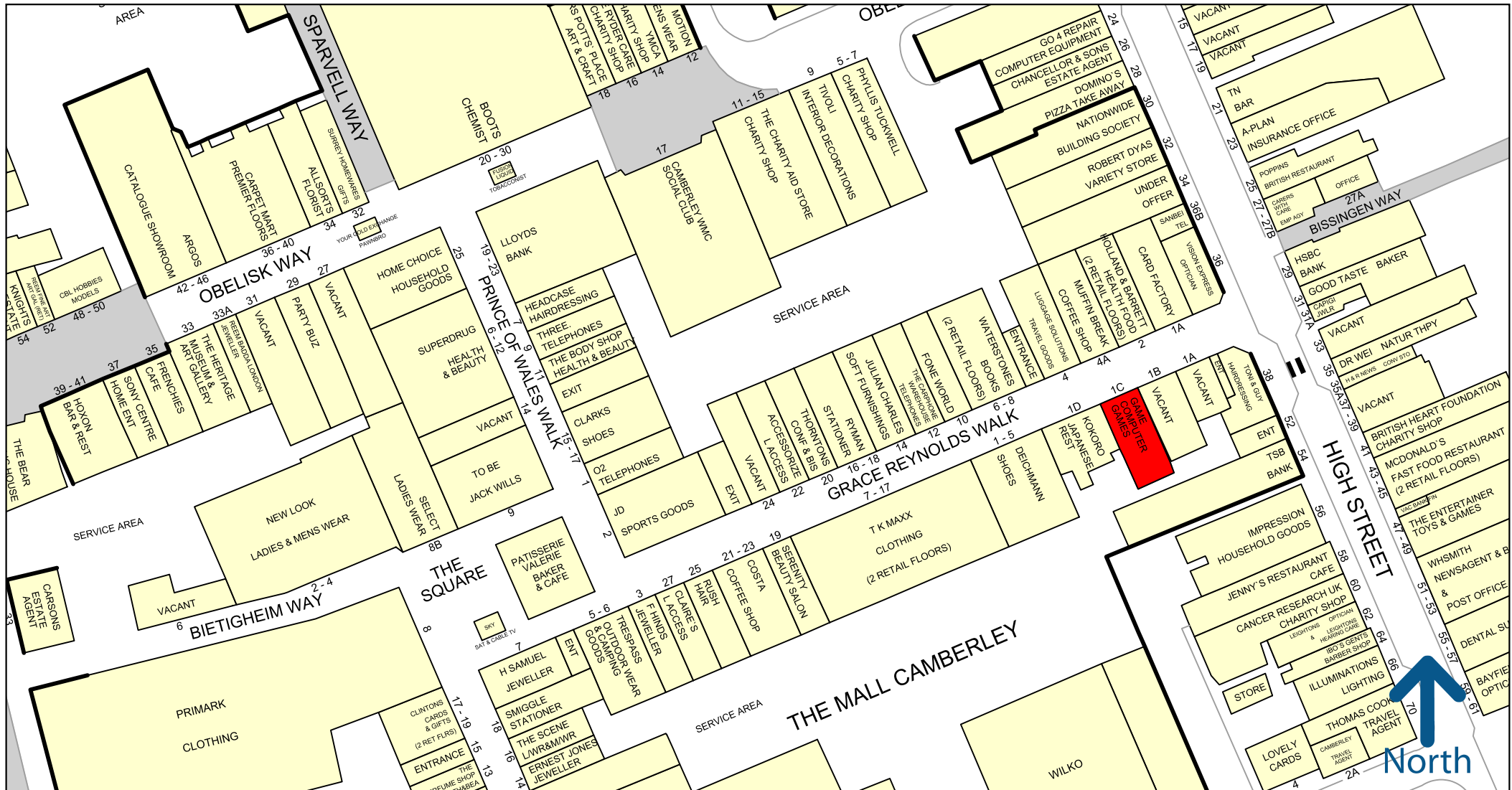
INSPECTION

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

Mark Cherry markcherry@smithprice.co.uk or
Jonathan Daniels jonathandaniels@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: 26/09/2018
Created By: Smith Price