

## CAMBERLEY THE SQUARE 4 GRACE REYNOLDS WALK



### SHOP TO LET

SUBJECT TO POSSESSION

ADJACENT TO MUFFIN BREAK AND OPPOSITE KOKORO WITH OTHER NEARBY RETAILERS INCLUDING BURGER KING, WATERSTONES AND GAME

### 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 **House of Fraser, Primark, TK Maxx** and **Boots**. Other represented retailers include **Topshop / Topman, Smiggle, River Island, Clarks, Deichmann, New Look** and **Ernest Jones**.

### THE PROPERTY

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

Internal Width	-	6.90 m	22' 08"
Shop Depth	-	17.12 m	56' 02"
Ground Floor	-	112.86 m <sup>2</sup>	1,214 sq.ft.
First Floor	-	104.07 m <sup>2</sup>	1,120 sq.ft.

NB: Please note, the floor areas are subject to verification.

### LEASE

Quoting terms upon application.

### EPC

An EPC is available upon request.



### RATES

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

Rateable Value	-	£41,000
UBR (2018/2019)	-	48.0p
Rates Payable (2018/2019)	-	£19,680

Interested parties are advised to make their own enquiries to the Rates Department at 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](mailto:markcherry@smithprice.co.uk) or  
**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto:jonathandaniels@smithprice.co.uk)

Tel: 020 7409 2100

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

