

## CAMBERLEY THE SQUARE 1C GRACE REYNOLDS WALK

**SHOP TO LET ADJACENT TO KOKORO AND OPPOSITE HOLLAND & BARRETT**  
(SUBJECT TO VACANT POSSESSION)



### 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 **Kokoro** and opposite **Holland & Barrett** and **Muffin Break** with other nearby retailers including **Waterstone's, Toni & Guy** and **TK Maxx**.

### THE PROPERTY

The premises are arranged on 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 <sup>2</sup>	2,101 sq.ft.

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

### 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

Quoting terms upon application.

### RATES

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

Rateable Value	-	<b>£42,500</b>
<b>UBR (2020/2021)</b>	-	<b>49.9p</b>

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

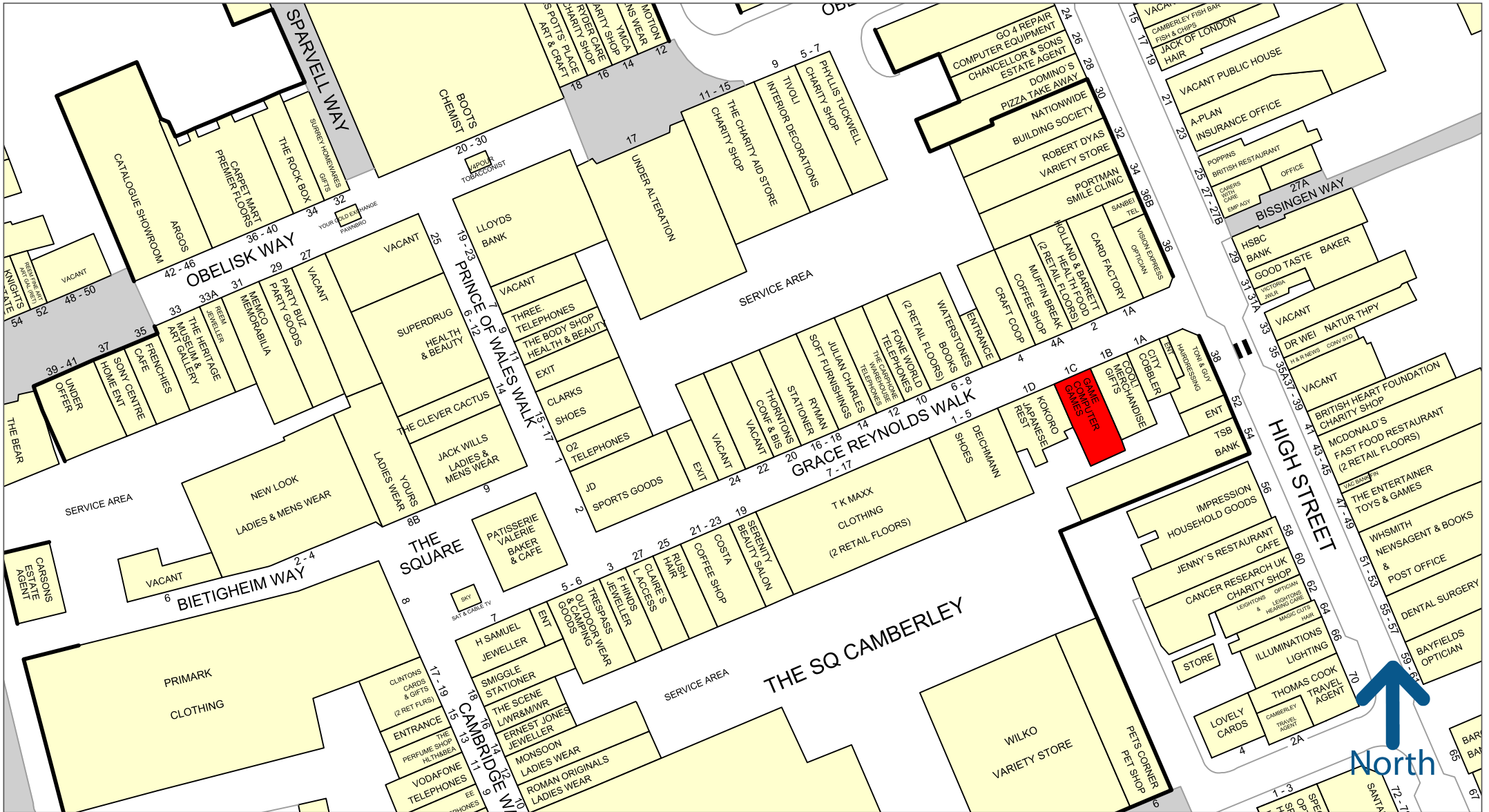
Inspections may be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@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

Experian Goad Plan Created: 11/12/2020

Created By: Smith Price RRG



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important notice – all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.