

TO LET

Shop

738 sq. ft. [68.56 sq. m]



29 Yorktown Road,
Sandhurst
Camberley
Surrey
GU47 9DX

LOCATION

The shop faces the busy Yorktown Road (A321) just before its Junction with Crowthorne Road. Nearby towns include Crowthorne, Wokingham & Camberley. Junction 4 of the M3 is about 4 miles distant.

DESCRIPTION

29 Yorktown Road is the left-hand shop (facing) Dee's Pets will continue to occupy the right-hand unit only. Other occupiers in the parade include Legend Turkish Barbers, Salon 31 (Beauty Specialist). Either side of the parade is a Tesco Express and Village Inn Public House.

AMENITIES

- Prominent Location
- Customer Forecourt Parking
- Close to Sandhurst Station
- Class A1 Retail use

EPC

The shop has Energy Performance Ratings as follows -
TBC

Service Charge

There is a service charge in relation to external repairs/decorations and maintenance of common areas which is currently about £30 a month.

VAT

We understand that the property is not currently registered for VAT.

FLOOR AREAS

Internal Width	5.48m	(18 ft)
Shop Depth	12.5m	(41 ft)
Total Floor Area	68.56 sq. m	738 sq. ft.
Cloakroom with W.C and Wash hand basin		

RENT

Offers invited in the region of £15,000 per annum exclusive.

LEASE

A new fully repairing and insuring lease is available on terms to be agreed subject to periodic rent reviews.

RATES

2017

Rateable value	£ (to be re-assessed)
Uniform Business Rate (2019/20)	49.1p/£
Rates Payable (estimated)	£

If this is to be your only commercial property, then you will qualify for small business rates relief which at this level will mean that you will be exempt from paying any business rates, however, it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

AGENTS NOTE


The Landlord would prefer not to let the premises to a hot food takeaway use.

VIEWING

Strictly by appointment through the sole agents:

Keith Harpley

London Clancy

 01276 682055

Email: keithharpley@londonclancy.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.