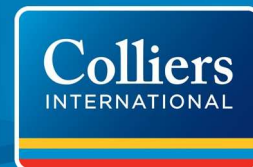


RETAIL UNIT TO LET

CAMBERLEY SHOPPING – THE MALL – 29 OBELISK WAY



- Centre under new ownership and refurbishment pending
- New Lease Available
- Close proximity to Boots, Argos, Superdrug and Lloyds Bank

LOCATION

The Mall shopping centre comprises the prime retailing pitch within Camberley with retailers including **House of Fraser, Primark, TK Maxx, River Island and Topshop/Topman**. The town's main car park also links directly to the centre and offers 1,025 car parking spaces.

Camberley boasts an extremely affluent catchment with 'Affluent Achievers' making up 34% of shoppers and 37% of the catchment – significantly above the national average.

ACCOMMODATION

The unit is arranged over ground and first floor, providing the following approximate net internal floor area:

| | | |
|----------------|-------------|-------------|
| Gross Frontage | 8.10 m | 26' 07" |
| Net Frontage | 7.87 m | 25' 10" |
| Internal Width | 7.98 m | 26' 02" |
| Shop Depth | 27.13 m | 89' 00" |
| Ground Floor | 201.32 sq m | 2,167 sq ft |
| First Floor | 149.02 sq m | 1,604 sq ft |

Nb: the potential exists to combine the subject premises with the adjacent unit (27) to create circa 4,000 sq.ft. At ground floor. Further information is available upon request.

TENURE

The unit is available by way of a new lease for a term to be agreed. Short-term / flexible leases available.

RENT

On application.

RATES

We have been advised by the Local Authority that the unit is assessed for rating purposes as follows:

| | |
|----------------|---------|
| Rateable Value | £34,700 |
| UBR (2016/17) | 49.7p |
| Rates Payable | £17,271 |

The property has a draft 2017 rateable value of **£18,000**.

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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020 7409 2100

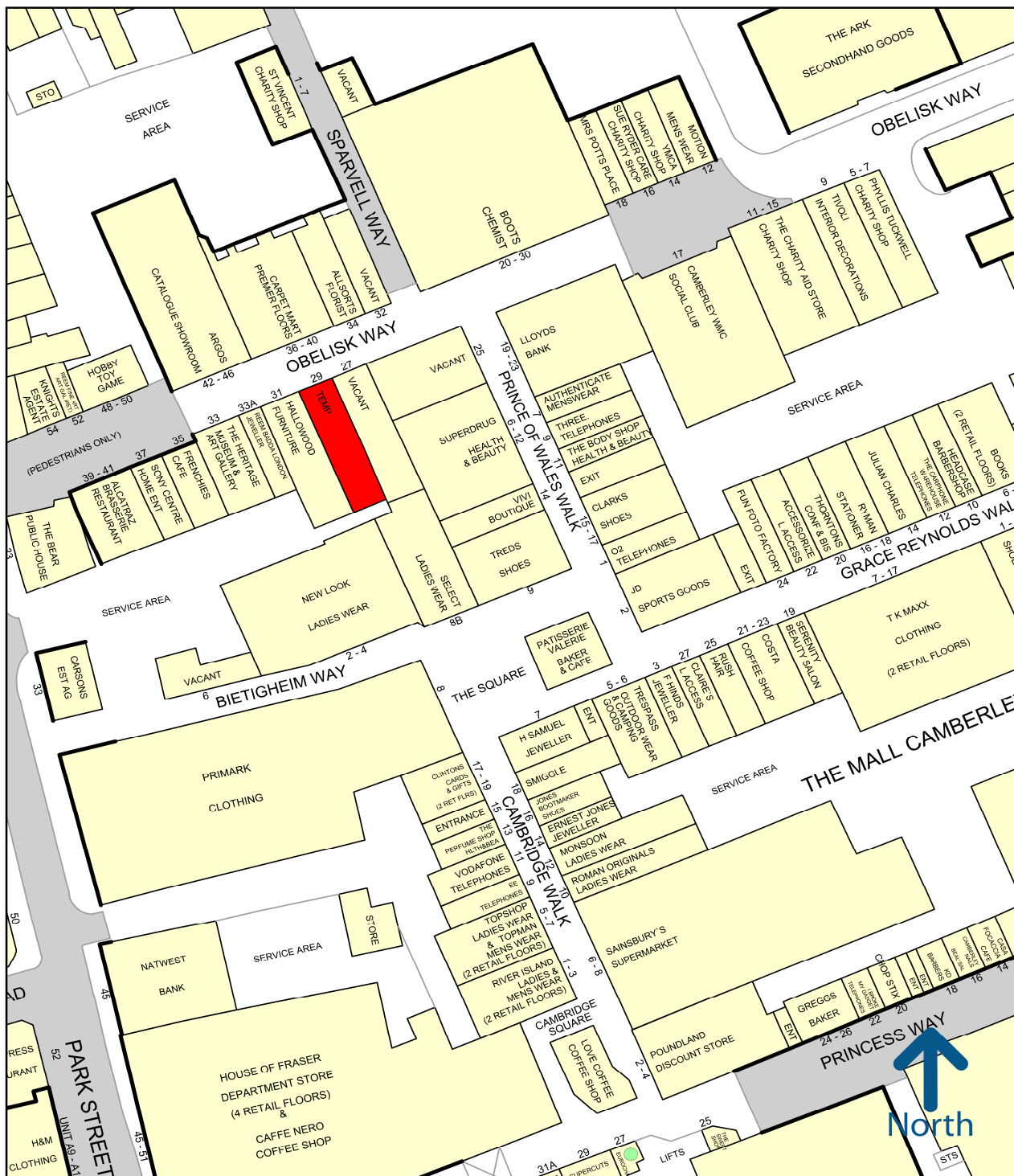
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CAMBERLEY SHOPPING – THE MALL – 29 OBELISK WAY



Camberley



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