

RETAIL

13 PARK STREET
CAMBERLEY
GU15 3PQ

Collins
& Jarvis

01276 804488
collinsandjarvis.co.uk

CHARTERED SURVEYORS
COMMERCIAL PROPERTY
CONSULTANTS

Quatro House, Lyon Way,
Frimley, Camberley, GU16 7ER

Offices also in Winchester

TO LET



648 sq ft (60.25 sq m)

Class A1/A2 Retail Unit

- ~ Flexible Terms, Value Rent
- ~ Town Centre location
- ~ Close to Main Square and The Atrium
- ~ Easy access and loading
- ~ 1024 parking spaces nearby
- ~ Short Lease available

Acquisition
Disposal
Rent Review
Lease Renewal
Valuation
Rating
Investment
Development

LOCATION

Camberley is an expanding commercial centre with a population of approximately 75,000. The town is characterised by a wealthy catchment population, with car and home ownership being significantly above national averages (CACI). Nearby Main Square Shopping Centre comprises approximately 360,000 sq ft of retail space anchored by **Army & Navy**. With the development of the Atrium, Camberly also benefits from a good leisure offer including a cinema and bowling alley.

PROPERTY DESCRIPTION

13 Park Street comprises a ground floor lock-up shop with private WC facilities.

The Retail space is open plan and, in our opinion, suited to a variety of Retail Class A1 & A2 uses, subject to contract. The shop adjoins a service yard and therefore benefits from 24 hour vehicle access. Additional private parking may be available nearby by separate negotiation.

FLOOR AREAS	Sq.ft.	Sq.m.
Total Net	648	60.25

The above areas have been calculated on a net internal basis from measurements taken on site in accordance with the RICS Code of Measuring Practice.

LEASE

The property is available on a new lease for a term to be agreed and will subject to mutual breaks after year 2. Interested parties are advised to contact the sole agent for further details. All negotiations are subject to contract.

RENT

£13,750 per annum exclusive.

RATES

We are advised via the Valuation Office website that the Rateable Value for the property in the 2010 List is £14,000, giving rise to rates payable for the year April 2013 to April 2014 of approximately £6,594 before transitional relief. Applicants should make their own enquiries of the Rating authorities before entering into a commitment.

POSSESSION & VIEWING

The property is available for immediate occupation, subject to completion of legal formalities. For an appointment to view, please contact the sole agent:

Steven Collins Dip.Val MRICS

email: sc@collinsjarvis.co.uk

Tel: 01276 804488

EPC
REQUESTED



Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.