



LOCATION

Unit R7 is located on the first floor of The Atrium, opposite **Vue** and adjacent to **Mimosa**. The unit is next to the escalators that leads to the ground floor and also the scheme entrance from the 690 space multi storey car park.

Other occupiers of The Atrium include; **Nandos**, **Wagamama**, **Prezzo**, **Byron**, **Frankie & Benny's** and **Chiquito**. Occupiers on Park Street include; **Pizza Express**, **Zizzi**, **Starbucks**, **Wildwood**, **Bill's** and **Creams Café**.

ACCOMMODATION

The unit, is located on the first floor, adjacent to **Vue Cinema** and the main pedestrian entrance from the multi-storey car park, benefits from the following approximate dimensions and net area:-

Frontage:	32 ft	(9.8 m)
Ground Floor:	2,450 sq ft	(227.6 sq m)

Subject to planning, there is sufficient ceiling height to accommodate a circa 1,000 sq ft mezzanine.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term by arrangement.

RENT

On application.

FULLY FITTED RESTAURANT UNIT TO LET

UNIT R7 – THE ATRIUM CAMBERLEY SURREY GU15 3PT

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

RATES

The premises are yet to be assessed for rating purposes :-

Rateable Value:	£38,750
UBR (2017/2018):	0.479
Rates Payable:	£18,561

Further enquiries should be directed to the Local Rating Authority – Surrey Heath Council: 01276 707 100

PLANNING

A3

VIEWING

For further details, floor plans or an appointment to view, please contact:-

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Or alternatively the joint agent Emily Atkin at
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THEATRIUM-CAMBERLEY.COM

