



#### 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.

# 020 7493 4002

5 Bolton Street London W1J 8BA www.montagu-evans.co.uk

### 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:-

#### Tom Raban

020 7312 7427 tom.raban@montagu-evans.co.uk

#### Paul Bugeja

20 7312 7471
paul.bugeja@montagu-evans.co.uk

Or alternatively the joint agent Emily Atkin at **Bruce Gillingham Pollard 2** 020 3551 5610

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