

## CAMBERLEY THE SQUARE 1A GRACE REYNOLDS WALK

**A3 RESTAURANT / CAFE TO LET OPPOSITE CARD FACTORY**  
(SUBJECT TO VACANT POSSESSION)



### LOCATION

Camberley The Square offers 460,000 sq.ft. and is the dominant shopping provision for the town. Weekly footfall averages 180,000 persons and the centre is anchored by **Primark, TK Maxx** and **Boots**. Other represented retailers include **Smiggle, River Island, Jack Wills, Clarks, Deichmann, New Look** and **Ernest Jones**.

The premises are situated opposite **Card Factory** with other nearby retailers including **Kokoro, Muffin Break, Waterstone's, Toni & Guy** and **TK Maxx**.

### THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and net internal floor areas:

Gross Frontage	-	5.3 m	17' 03"
Net Frontage	-	5.1 m	16' 09"
Internal Width	-	5.2 m	17' 00"
Shop Depth	-	13.6 m	44' 06"
Ground Floor Sales	-	59.2 m <sup>2</sup>	637 sq.ft.
Ground Floor Ancillary	-	5.6 m <sup>2</sup>	60 sq.ft.

*NB: The floor areas are subject to verification.*

### EPC

An EPC is available upon request.

### COSTS

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

### LEASE

Quoting terms upon application.

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	<b>£21,500</b>
<b>UBR (2020/2021)</b>	-	<b>49.9p</b>

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Surrey Heath Borough Council - Tel: 01276 707 100

### INSPECTION

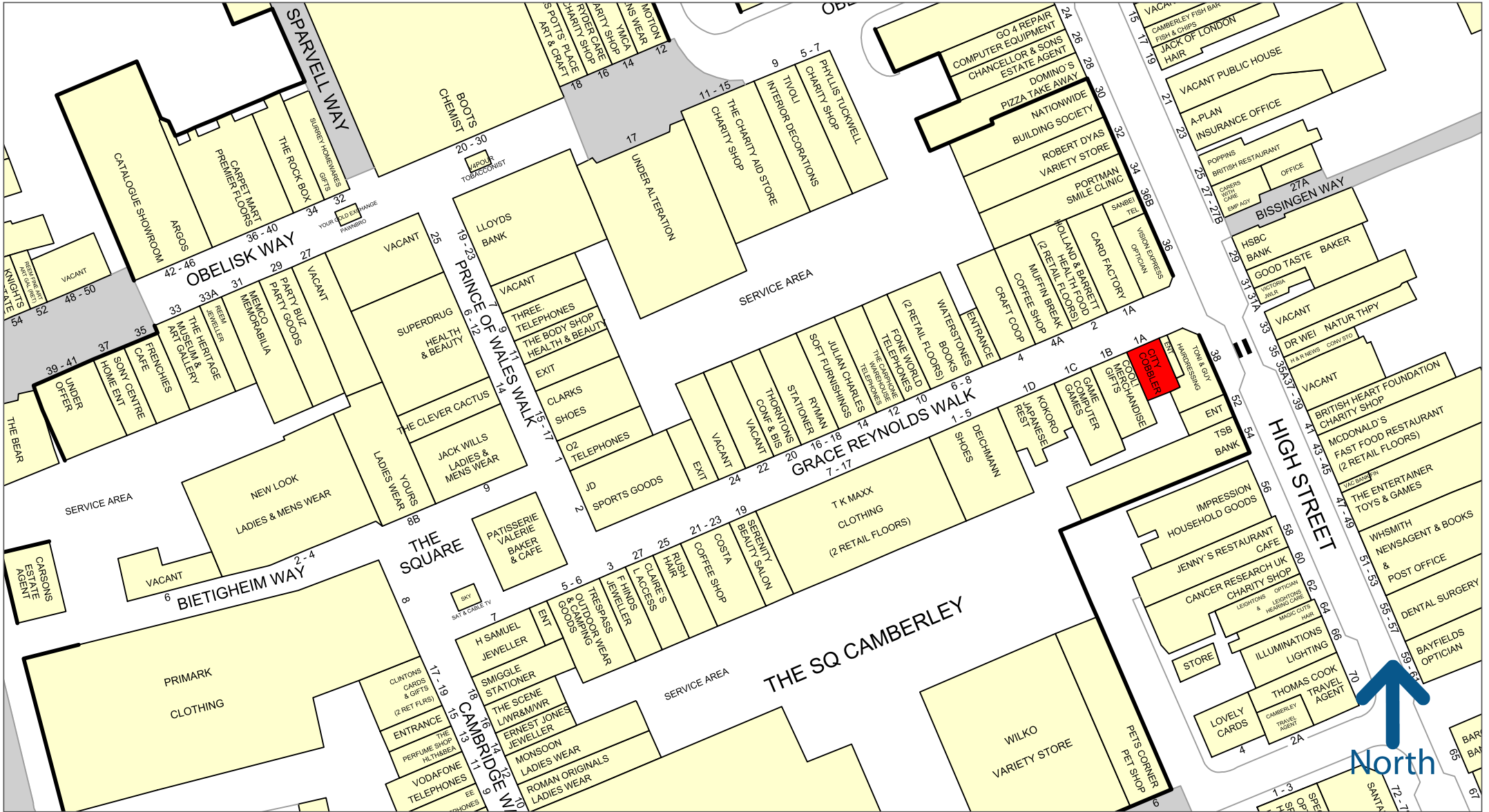
Inspections may be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk)

**Tel: 020 7409 2100**

Or our joint agents Rob Williams, Filippa Mudd & Henry Foreman  
MMX Retail - Tel: 020 3130 4650





50 metres

Experian Goad Plan Created: 11/12/2020  
Created By: Smith Price RRG



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