

CAMBERLEY THE SQUARE 6 BIETIGHEIM WAY



SHORT TERM / FLEXIBLE OCCUPANCY AVAILABLE

ADJACENT TO NEW LOOK AND OPPOSITE PRIMARK WITH OTHER NEARBY RETAILERS INCLUDING H SAMUEL, TOPSHOP, SAINSBURY'S AND JD

LOCATION

Camberley is an affluent Surrey commuter town with 67% ABC1's within the catchment as compared to the national average of 53%, whilst unemployment is significantly below the national average.

Camberley Shopping The Mall offers 460,000 sq.ft. 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 House of Fraser, Primark, TK Maxx and Boots. Other represented retailers include Topshop / Topman, Smiggle, River Island, Clarks, Deichmann, New Look and Ernest Jones.

THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate dimensions and net internal floor areas:-

Gross Frontage	-	11.43 m	37' 06"
Net Frontage	-	10.57 m	34' 08"
Internal Width (max)	-	11.84 m	38' 10"
Shop Depth	-	7.54 m	24' 09"
Ground Floor	-	71.26 m ²	767 sq.ft.
First Floor	-	21.83 m ²	235 sq.ft.

LEASE

Short-term / flexible lease terms are available. For further information and to discuss terms, please contact us.

EPC

An EPC is available upon request.



RATES

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

Rateable Value	-	£10,250
UBR (2017/2018)	-	46.6p
Rates Payable (2017/2018)	_	£4.777

Interested parties are advised to make their own enquiries to the Rates Department at Surrey Heath Borough Council - Tel: 01276 707 100

COSTS

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

INSPECTION

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

Mark Cherrymarkcherry@smithprice.co.ukorJonathan Danielsjonathandaniels@smithprice.co.uk

Tel: 020 7409 2100

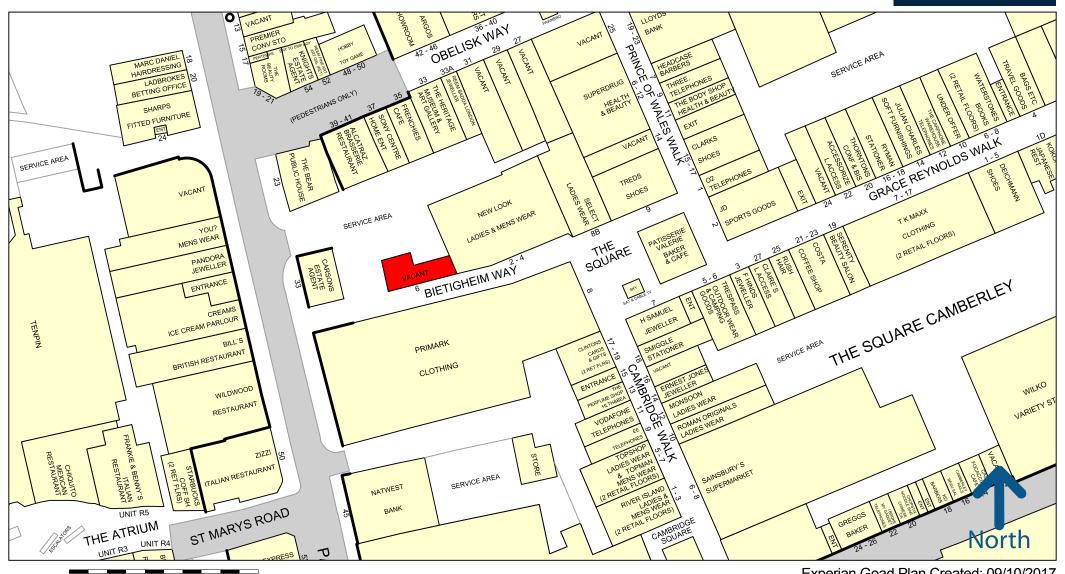
Or our joint agents, Dan Simms & Hal Clarke - Colliers Tel: 020 7935 4499

SMITHPRICE.CO.UK



Camberley





50 metres

Experian Goad Plan Created: 09/10/2017

Created By: Smith Price





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Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed.

Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise.

All measurements are approximate.