

DETACHED LOCK-UP SHOP WITH CLASS E PLANNING USE



TO LET

575 ft² (53.42 m²)

**1A STATION ROAD, FRIMLEY, CAMBERLEY,
SURREY, GU16 7HF (REAR OF 90 FRIMLEY HIGH STREET)**

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- ▶ **DOUBLE FRONTED SHOP VISIBLE FROM BUSY HIGH STREET**
- ▶ **CURRENTLY FITTED OUT AS A HAIRDRESSERS**
- ▶ **NEARBY OCCUPIERS (inc. Waitrose, Boots Opticians, Post Office etc)**
- ▶ **PUBLIC CAR PARK ROUND THE CORNER (HALF AN HOUR FREE PARKING)**
- ▶ **POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING IF REQUIRED)**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Frimley is a small and affluent town in west Surrey, situated close to the Hampshire border. It is approximately 2 miles north of Farnborough and Junction 4 of the M3 is within a mile of the town centre.

The subject property occupies a prime position on the High Street which is anchored by Waitrose. Other occupiers of note include Boots Opticians, Post Office, Oxfam and Betfred, together with several other smaller retail shops. The public car park is close by and on-street parking is available on the High Street.

DESCRIPTION

The premises comprise a detached building set out as a lock-up shop, formally a hairdressers, and includes a toilet facility, kitchenette and office/staff room, plus a pedestrian side door access.

Approximate areas as follows:

ACCOMMODATION

Internal Width	29' 8" ft	9.07 m
Shop Depth	19' 3 " ft	5.89 m
Shop Area	575 ft ²	53.42 m ²



RENT

A rent of £17,500 per annum, exclusive.

TERMS

The property is available by way of a new effectively, full repairing and insuring lease for a term of years to be agreed.



BUILDINGS INSURANCE

Exact figure to be confirmed.

VAT

The property is not elected for VAT, so VAT will **not** be chargeable on the rent.

RATES

Rateable Value from 1 st April 2024:	£14,750
Uniform Business Rates	49.9p/£
Rates payable (estimated)	£7,360 per annum

Although if the premises is to be your only business premises, then there is a small discount on the rates down to £6,746 per annum.

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

87 **D**

VIEWING

Strictly by appointment with the **Sole Agent**:

Keith Harpley or David Savage

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REF

23/020C