



51-53 High Street
Camberley, GU15 3RB

Retail and upper parts

4,269 sq ft
(396.60 sq m)

- Prominent position on High Street
- Frontage of 9.94 metres onto the High Street
- Suitable for a mix of uses
- Nearby retailers include Barclays Bank, Santander, The Entertainer and McDonalds

Summary

Available Size	4,269 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	C (51)

Description

The property comprises a detached and prominent retail unit with frontage onto the High Street of 9.94 metres. The retail space has suspended ceilings throughout with recessed lighting.

We are instructed to let the ground floor retail area although the first floor which extends to 4,269 sq.ft. can be made available.

The property is broadly rectangular in shape with a loading and goods in area, accessed from a service road to the rear.

Location

The property is situated in a prime position on the High Street close to the corner with Princess Way and also the entrance into The Mall Shopping Centre. There are numerous public car parks and Camberley's train station all within a short walk of the property. National retailers located on the High Street include Barclays Bank, Santander, The Entertainer and McDonalds in addition to a number pubs, cafes and independent retailers.

Terms

The unit is available by way of a new lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

David Bowen
01276 682501 | 07836 544 565
dbowen@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 30/04/2024