

PHARMACY

01276 21615



01276 82788

Traveltime
Independent Travel Experts

50 AIMS DRY CLEANERS

FREE
Collection &
Delivery
07956 873 102

SHOES
REPAIRED
HERE

PROFESSIONAL
DRY CLEANING

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

CLASS "E" RETAIL UNIT
667 Sq ft (61.96 sq m)

52 HIGH STREET, FRIMLEY, CAMBERLEY, SURREY GU16 7HL

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 good quality operators. The public car park is close by and on-street parking is available on the High Street.

DESCRIPTION

The unit comprises a ground floor lock-up shop to include cloakroom and kitchen facilities with rear access for deliveries; but no parking associated with the unit. The planning use is Class "E" and the property is therefore suitable for a variety of users.

ACCOMMODATION

Approximate areas are as follows:

Internal Width	16' 8"	(5.08 m)
Shop Depth	40'	(12.19 m)
Shop Area	667 sq ft	61.95 sq m)

TERMS

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

RENT

£21,000 per annum exclusive + VAT.

SERVICE CHARGE

There is a service charge in relation to external repairs and some other items.

RATES

Rateable Value: £17,750

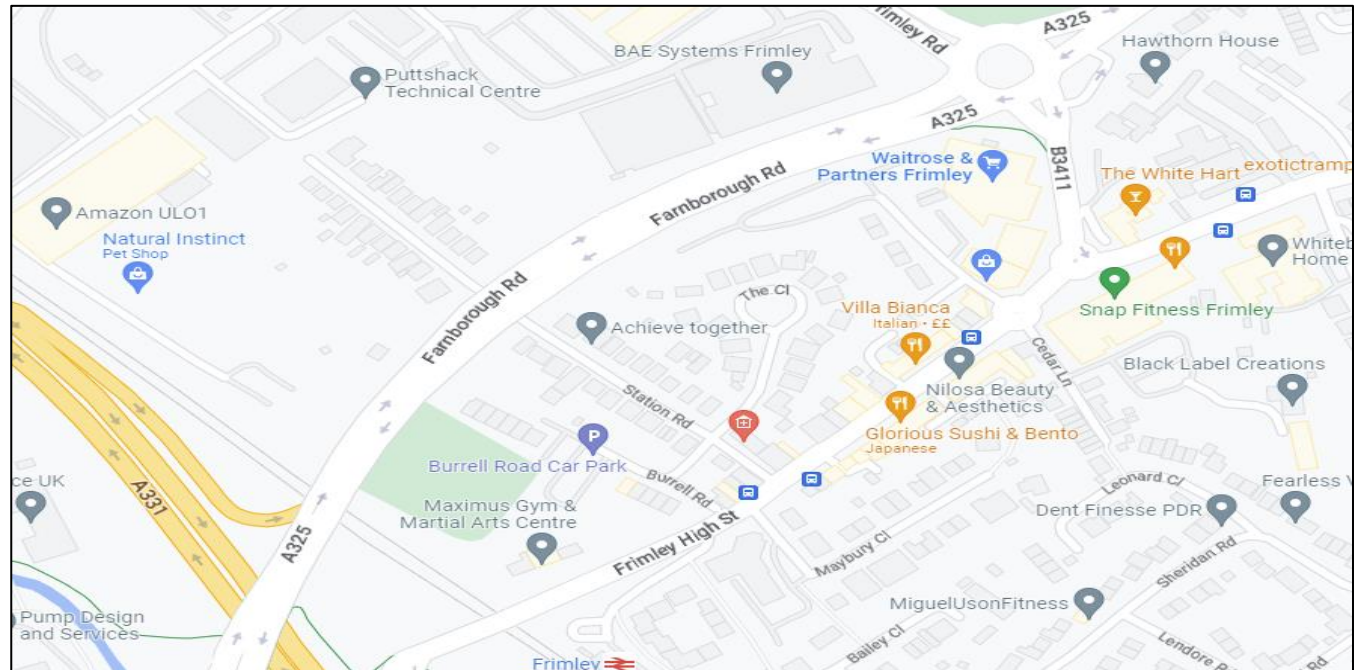
Rates Payable (23/24): £8,857.25

EPC

D-84.

LEGAL COSTS

Each party to bear their own legal costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Alex Bellion

T: 01483 300 176

M: 07971 756068

E: alex@owenisherwood.com