

# GROUND FLOOR LOCK-UP SHOP With Class E Planning Use



**TO LET – RENT REDUCED**

667 ft<sup>2</sup> (61.96 m<sup>2</sup>)

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

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- ▶ **PRIME LOCATION ON FRIMLEY HIGH STREET**
- ▶ **NEARBY OCCUPIERS (inc. Waitrose, Boots Opticians & Post Office)**

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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 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. Approximate areas as follows:

## ACCOMMODATION

Internal Width	16' 8" ft	[5.08 m]
Shop Depth	40' ft	[12.19 m]
Shop Area	667 sq ft	[61.96 m]



## RENT

Our client is seeking offers in the region of £19,500 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.

## SERVICE CHARGE

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

## VAT

We understand that the property is currently registered for VAT.



## RATES

Rateable Value from 1<sup>st</sup> April 2023: £17,750  
Uniform Business Rates 49.9p/£  
Rates payable (estimated) £8,857.25 per annum  
(although all business rates for small businesses are being capped at £600 payable until April 2024).

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

## PLANNING

With effect from 1<sup>st</sup> September 2020 the ground floor shop now has the new Use Class of E, see below:-

Use	Currently defined Use Class	New Use Class
Retail/shops	A1	E
Financial & Professional Services	A2	
Food and Drink	A3	
Offices, R&D and light industrial	B1	
Clinic, Health Centres, Creches, Day Nurseries	D2	
Gyms, indoor activities	D1	

## ENERGY PERFORMANCE CERTIFICATE

D84

## VIEWING

Strictly by appointment with the joint **Sole Agents:**

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## REF

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