

GROUND FLOOR LOCK-UP SHOP

With Class E Planning Use



TO LET – RENT REDUCED

721 ft² (67 m²)

**44 FRIMLEY HIGH STREET, FRIMLEY,
CAMBERLEY, SURREY, GU16 7JF**

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

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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's centre.

The subject properties occupy a prime position on the High Street which is anchored by Waitrose. Other occupiers of note include Boots Opticians, Post Office, Londis, 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. Parking space is available on a licence at the rear of the property for an extra £350 per annum exclusive.

Approximate areas and dimensions as follows:

ACCOMMODATION (each unit)

Internal Width	15' 4" ft	[4.67 m]
Shop Depth	49' 3" ft	[15 m]
Shop Area	722 ft ²	[67.1 m ²]

RENT

Our client is seeking offers in the region of £20,000 pax.

TERMS

The property is available by way of a new, effectively, full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

SERVICE CHARGE

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

VAT

We understand that the property is not registered for VAT.

RATES

2023	44
Rateable Value (2023):	£18,750
Uniform Business Rates	£49.9p/£
Rates payable (estimated)	£9,356.25

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 1st 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

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VIEWING

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

Keith Harpley or David Savage

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