

Leisure, Restaurant, Retail

TO LET / FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



8 Park Street

Camberley, GU15 3PL

Prominent retail unit

4,220 sq ft

(392.05 sq m)

- Prominent location within the town centre
- Open plan
- Suitable for leisure use
- Great frontage and visible from the A30
- Air conditioned

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,220 sq ft
Rent	£65,500 per annum
Rates Payable	£37,120 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£72,500
EPC Rating	Upon Enquiry

Description

This well maintained property is currently owned and occupied by a high quality furniture group. The unit is open plan with 2 wc's and a kitchen located at the rear of the unit. Situated on a corner plot at the end of Park Street and the A30, the unit benefits from a decent frontage and can be clearly seen from the busy A30. There is access to a loading area at the rear of the property and a Premier Inn situated above the unit. This unit would be suitable for leisure use.

Location

Situated in a prominent position on the corner of Park Street and the A30. There are numerous public car parks just a short walk from the property, and being in the town centre, all the amenities of the High Street, The Square and The Atrium shopping centres are on the doorstep. Camberley train station is just a few minutes' walk from the property and Junction 4 of the M3 is just 3.5 miles away.

Terms

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

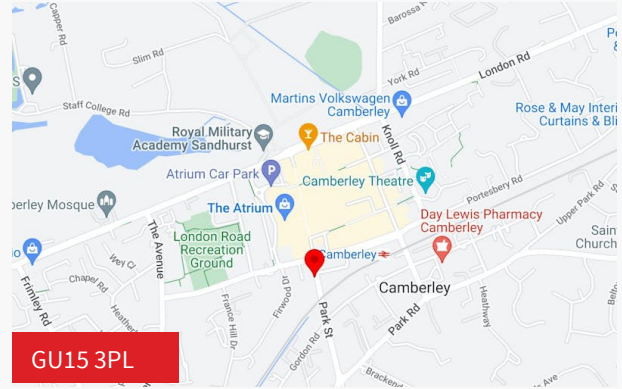
Anti Money Laundering

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 costs incurred in the transaction.

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



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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