



11-13 High Street
Camberley, GU15 3RB

New build town centre retail unit

4,428 sq ft
(411.37 sq m)

- Prominent position on the High Street
- Open plan
- Good natural light
- Suitable for a variety of uses
- 2 parking spaces

Summary

Available Size	4,428 sq ft
Rent	Rent on Application
Business Rates	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
EPC Rating	A (24)

Description

This two storey new build property comprises a substantial ground floor retail unit with residential dwellings above. Being situated on a corner plot, the self-contained retail unit benefits from good natural light and has an excellent shop front.

Location

Situated in a prominent position on the corner of the High Street and St Georges Road. 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

A new full repairing and insuring lease on terms to be agreed.

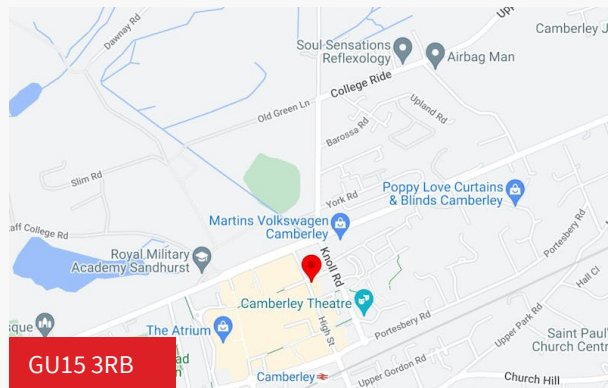
Anti Money Laundering

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 party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Josie Reeves

01276 682501 | 07825 182913

jreeves@curchodandco.com

David Bowen

01276 682501 | 07836 544 565

dbowen@curchodandco.com

More properties @ 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 27/03/2024