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TO LET

Prominent Retail Unit

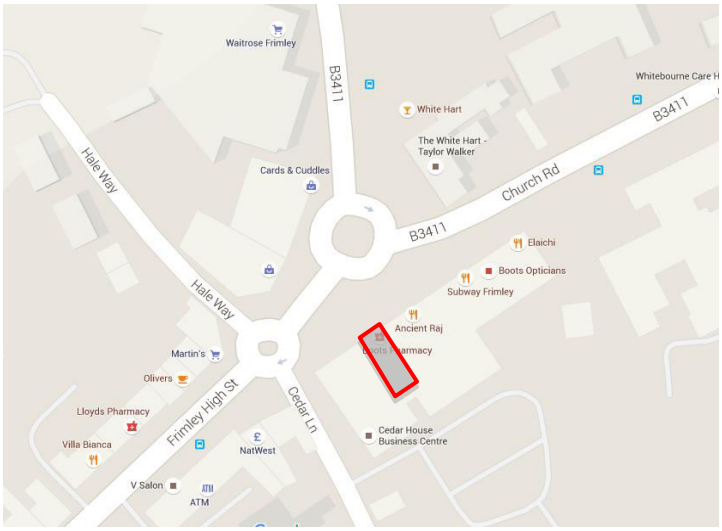
11 The Parade, Frimley, Camberley, GU16 7HY

Areas	Sq Ft	Sq M
NIA	1,080	100.33
ITZA	595	55.28

- Prominent shop front
- Rear access to the property
- Benefits from 2 permits for the rear car park
- Available from the end of June 2019

Location

The Parade is located at the entrance to the High Street in a very prominent position fronting onto a busy roundabout with Waitrose opposite. Frimley railway station is just a short walk away. No.11 is located towards the end of The Parade and benefits from a large public access car park to the rear with free short stay parking.



Description

11 The Parade is a retail unit a frontage offers great signage potential in a very prominent location. Internally there is a kitchen area and a storage area to the rear of the unit. There are is a car park located behind the property and the unit will be available from the end of June 2019.

Business Rates

The tenant is responsible for paying business rates
Rateable Value - £17,250
Business Rates payable 2018/19 - £8,280
Please confirm this information with the local authority – Surrey Heath

EPC

B: 46

Lease Terms & Rent

A new full repairing and insuring lease for a term to be agreed at a rent of £25,750 pa. The Lease will be direct with the Landlord.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

Viewing

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Offices in Bracknell and Maidenhead

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable.