



Owen  
Isherwood  
CHARTERED SURVEYORS

FOR SALE

RETAIL/RESIDENTIAL FREEHOLD  
2,690 Sq. ft. ( 250 sq. m)

146 FRIMLEY ROAD, CAMBERLEY, GU15 2QN



- Freehold Investment Opportunity
- Scope for Future Redevelopment STPP
- Adjacent to Newly Constructed Residential Development
- Two Retail Units on Ground Floor
- Two One Bedroom Flats on First Floor

## LOCATION

146 Frimley Road is located at the Southern edge of Camberley and is only a couple minutes drive from junction 4 of the M3. The property is located within a prominent parade of retail units and is adjacent to a newly constructed residential scheme that also features a co-op convenience store on the ground floor.

## DESCRIPTION

The property is a brick-built two storey detached building containing two retail units on the ground floor and two one-bed flats with their own separate access on the first floor. There is a parking to the rear of the property which is included within the demise that allows parking for 2-4 cars.

Retail Unit 1 is let to a dry cleaners for a term of 15 years expiring March 2032 paying £10,000 per annum.

Retail Unit 2 is let to a Launderette user for 15 years until July 2030 at £8,000 per annum.

Both flats are occupied on AST's providing a combined income of £18,900 per annum. Total income - £36,900 per annum.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Fl – Retail	1,217	113
First Floor – Flats	1,472	137
Total	2,690	250

## PRICE

Offers in excess of £695,000

## RATES

Rateable Value: Unit 1 - £11,500, Unit 2 - £7,400

Rates Payable (23/24): £9,431.10 per annum

## EPC

Unit 1 – B-34, Unit 2 – E-112, Flats - C



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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## CONTACT

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