

# E (Commercial / Business / Service), Retail

TO LET



38-40 High Street

Frimley, GU16 7JF

## Ground floor retail unit

1,324 sq ft

(123 sq m)

- Prominent location
- Car parking available to the rear
- WC
- Kitchenette
- Small administration office

Summary

Available Size	1,324 sq ft
Rent	£37,000 per annum
Rates Payable	£13,972 per annum
Rateable Value	£28,000
EPC Rating	B (40)

Description

The property is situated in a highly prominent position in Frimley High Street at the southern end of the Frimley Road and close to the intersection with the A331 Blackwater Valley Relief Road.

The property comprises a ground floor shop with frontage onto the main High Street and also on the return along Hale Way which leads to the Waitrose car park.

The accommodation is in a clear and well presented condition and benefits from a small office and rear loading access door at the back of the accommodation and in addition two wc's and a kitchen facility.

Car parking can be made available to the rear subject to an additional licence payment.

Location

Frimley is a busy and well known town situated between Camberley and Farnborough. Junction 4 of the M3 is within 1 mile of the property with access to the A331 at the end of the High Street. A public car park is situated opposite in Cedar Lane and there is a train station just a few minutes walk from the property.

Terms

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

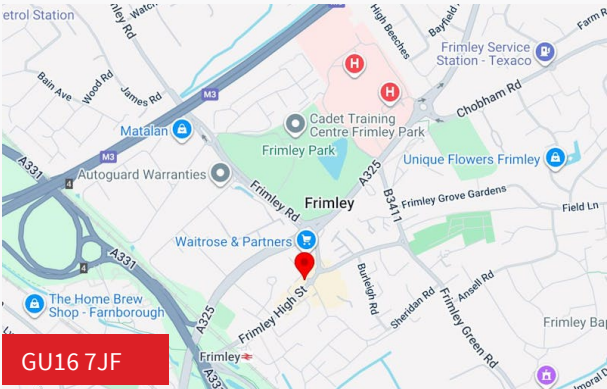
Anti Money Laundering

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 letting.

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



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