



**229 AND 231 LONDON ROAD AND 5 GRAND AVENUE,
CAMBERLEY, GU15 3QJ**

INVESTMENT / RESIDENTIAL / RETAIL FOR SALE

2,698 SQ FT (250.65 SQ M)



Summary

Mixed Use Investment Opportunity

Available Size	2,698 sq ft
Price	£500,000 exclusive of VAT.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

- Prominent corner frontage
- Established local tenants
- Retail tenants in occupation since 2017 and 2019
- Current income £41,450 per annum with 2 outstanding rent reviews
- Freehold



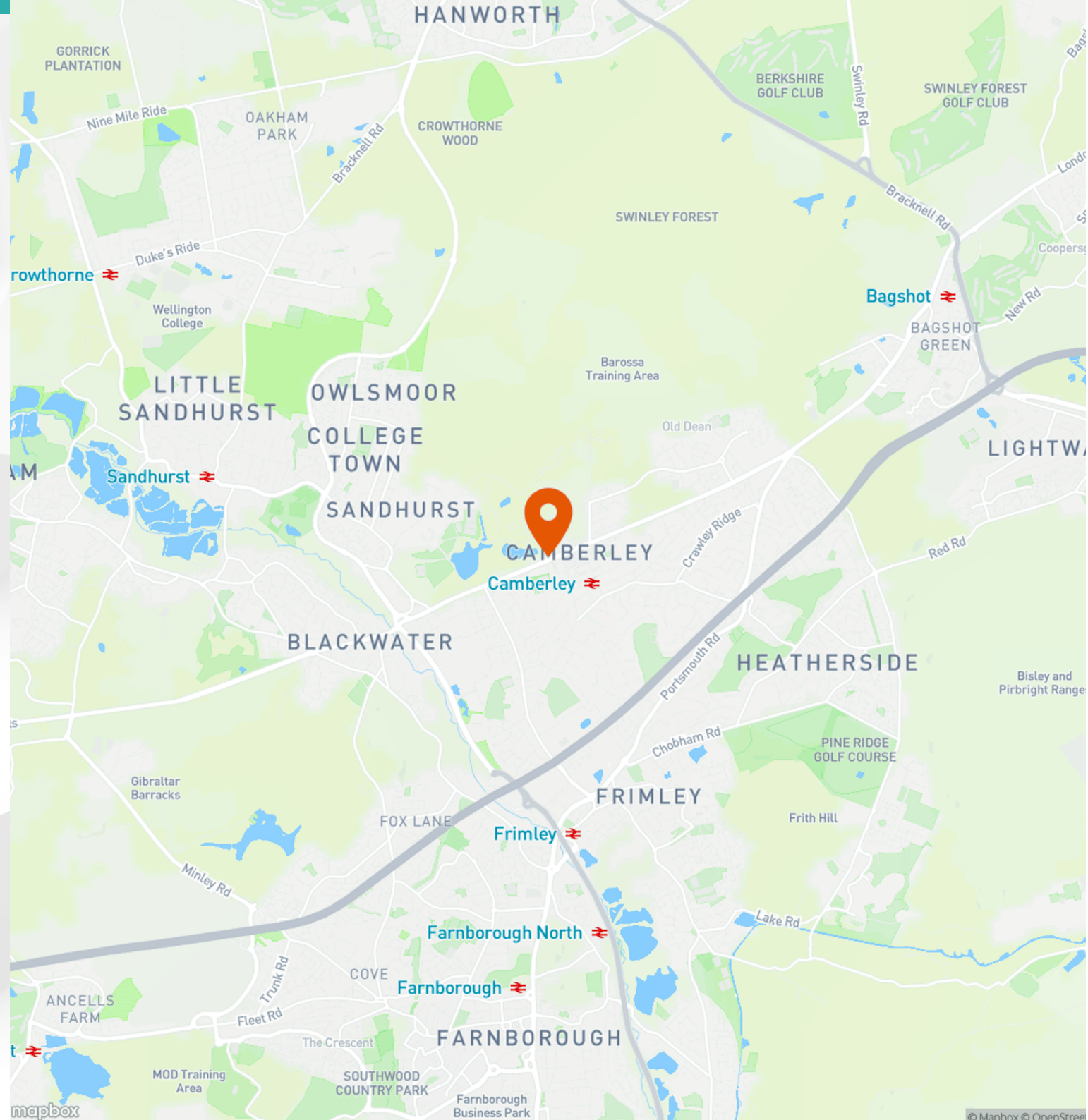
Location



**229 and 231 London Road and
5 Grand Avenue, Camberley,
GU15 3QJ**

The premises occupies a prominent corner position fronting Grand Avenue and London Road (A30). This is a busy thoroughfare road between Sandhurst, Frimley and Camberley.

The premises are opposite Places Leisure Centre Camberley and other nearby occupiers include Premier Inn and Primark as well as many other local and national retailers / F&B occupiers. Camberley railway station is approximately 0.4 miles distant from the premises.





hello



MERRY AND BRIGHT

WIKIES

Naughty
Nice
Friend



SPIN

SPIN

SPIN

SPIN

SPIN

HOME



Further Details

Description

The premises comprise a detached three storey property of brick construction under a tiled roof. The property comprises three ground floor retail units and two residential units to the upper parts. Externally, there is a tarmac car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 229 & 231 London Road	409	38
Ground - Ground Floor Shop, 231 London Road	481	44.69
Ground - Ground Floor Shop, 5 Grand Avenue	270	25.08
1st - Flat 2, 1 Grand Avenue	1,538	142.88
Total	2,698	250.65

Terms

We have been instructed to market the freehold interest at a price of £500,000 (Five Hundred Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of 7.92% after deducting purchaser's costs of 4.7%.

Tenure

Freehold - Title Number SY417812

Tenancies

Please refer to the tenancy schedule at the end of marketing brochure.

Total Income is £41,450 per annum and there are 2 outstanding rent reviews.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



**Vail
Williams**

[View on our website](#)

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Address	Tenant	Lease Start	Term	Rent	EPC	Other
229 & 231 London Road	Katherine Anne Elizabeth DigginsBarnes t/a Love from Betty	25/03/2024	5 years outside L&T act.	£9,500 pax	D (88)	A £1,509.10 rent deposit is held.
Ground Floor Shop, 231 London Road	Durgakumari Ghale t/a Suravi Hair and Beauty	29/09/2021	5 years outside L&T act.	£10,800 pax	B (44)	There is an outstanding rent review from 28/09/25.
Ground Floor Shop, 5 Grand Avenue	Durgakumari Ghale t/a Suravi Hair and Beauty	29/09/2021	5 years outside L&T act.	£6,500 pax	C (73)	There is an outstanding rent review from 28/09/25.
Flat 2, 1 Grand Avenue	Mr Stephen Driver	05/08/2022	12 month AST	£14,400 pax	D (64)	£1384 deposit held.
Flat 3, 1 Grand Avenue	Susan Janet Kennedy	01/01/2015	125 years	£250 pa	N/A	The next increase in ground rent is on 31/12/2039 to £500 pa.