



51-53 Deepcut Bridge Road

Deepcut, GU16 6QT

Pair of retail units/salon

539 to 1,081 sq ft

(50.07 to 100.43 sq m)

- Extensively set up as hair and beauty salon
- Highly prominent location
- Kitchenette
- WC's
- Rapidly expanding residential area

Summary

Available Size	539 to 1,081 sq ft
Rent	Rent on application
Rates Payable	£5,825.50 per annum For both units combined as one
Rateable Value	£15,250
EPC Rating	C (54)

Description

The property comprises a pair of retail units which are currently configured for single occupation. Until recently the property was being occupied as a hair and beauty salon and is set up including many fixtures and fittings for such a business which can be made available as part of a letting. Alternatively it could be occupied as a single building or a pair of individual retail units.

On street car parking is provided to the front of the property. Free car parking is available within the church car park opposite, up to a maximum of 5 hours.

Location

The property fronts onto the busy Deepcut Bridge Road, Deepcut, and is centrally located to Camberley, Frimley, Mytchett and Lightwater. The Mindenhurst redevelopment opposite has provided a total of c.1,200 new homes in the area, in addition to substantial existing housing estates within very close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 51	542	50.35	Available
Building - 53	539	50.07	Available
Total	1,081	100.42	

Terms

The property is available by way of a new full repairing and insuring 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.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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