



**19 Frimley Road**  
Camberley, GU15 3EN

## Fully fitted convenience store

**3,874 sq ft**  
(359.91 sq m)

- Highly prominent location
- 10 on site car parking spaces
- LED Lighting
- Fully equipped baking area
- Cold storage

Summary

|                |                   |
|----------------|-------------------|
| Available Size | 3,874 sq ft       |
| Rent           | £90,000 per annum |
| Rates Payable  | £38,160 per annum |
| Rateable Value | £79,500           |
| EPC Rating     | B (30)            |

Description

The property is a purpose built convenience store. The property was constructed approximately 10 years ago of traditional brick construction and with 10 car parking spaces situated to the rear.

The property is currently fully fitted as a convenience store complete with tills, shelving/racking, cold stores, small bakery area, back of house office and storage facilities, all of which can be made available to an incoming tenant as part of a new letting. Internally the shop has a suspended ceiling with LED lighting and a comfort cooling system plus a tiled floor covering.

Car parking for 10 cars is situated immediately to the rear.

Location

The property is situated fronting onto the Frimley Road, a short distance from its intersection with London Road. Frimley Road is an extremely busy arterial route within the Camberley area providing significant levels of passing traffic.

Accommodation

The accommodation comprises the following areas:

| Rooms                  | sq ft        | sq m          |
|------------------------|--------------|---------------|
| Ground - Sales Area    | 2,615        | 242.94        |
| Ground - Back of House | 1,259        | 116.96        |
| <b>Total</b>           | <b>3,874</b> | <b>359.90</b> |

Terms

The property is available by way of a new full repairing and insuring lease, subject to a simultaneous surrender of our clients remaining leasehold interest.

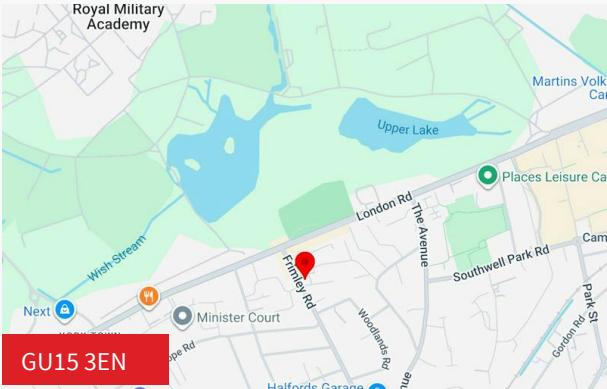
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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