

Office

**TO LET**



**2A Princess Way, Camberley, GU15 3SR**

Highly visible retail / office unit in town centre

## Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	702 sq ft / 65.22 sq m
<b>Rent</b>	£22,500 per annum exclusive
<b>Rates Payable</b>	£5,504 per annum
<b>Rateable Value</b>	£10,750
<b>EPC Rating</b>	Upon enquiry

## Key Points

- Highly prominent town centre location
- Wide frontage ground floor retail
- First floor offices / ancillary
- Gas central heating

# 2A Princess Way, Camberley, GU15 3SR

## DESCRIPTION

The subject property occupies a prominent position in Princess Way in between the entrance to Main Square shopping centre and the High Street. It is located immediately opposite Specsavers and Santander, and within very close proximity to Barclays Bank and WH Smith / Post Office. The location benefits from significant pedestrian footfall entering Main Square, and is clearly visible from the High Street.

The unit comprises a wide frontage ground floor retail area, with long / narrow storage room immediately behind the retail area.

There are internal stairs to the open plan first floor area which has previously been used as offices, but may be suitable for either additional retail / storage. It comprises a small kitchenette area and male & female WCs.

The unit has the benefit of a private gas central heating system, but requires some internal updating.

## ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Retail	317	29.45
Ground - Storage	60	5.57
1st - Office / ancillary	325	30.19
1st - Kitchenette / 2 WCs	-	-
<b>Total</b>	<b>702</b>	<b>65.21</b>

## RENT

£22,500 per annum exclusive

## RATING INFORMATION

Rateable value: £10,750 pa

Rates payable: £5,504 pa

NB: This unit has the potential to attract 100% Small Unit Business Rate Relief, subject to status. For further information contact Surrey Heath Borough Council 01276 707100.

## TERMS

Available on new lease terms

## LEGAL COSTS

Each party to be responsible for their own legal costs arising out of the transaction.



GU15 3SR

## Viewing & Further Information

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