



12 Kings Ride

Camberley, GU15 4JG

**Office with potential for
conversion to residential
(subject to planning)**

1,440 sq ft
(133.78 sq m)

- Prominent corner location
- On site parking
- Close proximity to Camberley town centre
- Occupied by Neale Turk Rochfort by way of a licence
- Potential for a variety of uses (subject to planning)

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Summary

Available Size	1,440 sq ft
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
EPC Rating	Upon enquiry

Description

The property provides three stories of office accommodation, the whole of which is currently occupied under a licence agreement by Neale Turk Rochfort Solicitors who are paying a licence fee equivalent to £19,080 per annum. The property has a front forecourt and a rear parking yard. Each floor has several separate rooms.

Location

The property is situated in a prominent corner position off Kings Ride, which is located off the London Road. It is just a short walk from the town centre and all the amenities of the High Street, The Square and The Atrium shopping centre. Camberley Train Station is within walking distance from the property and Junction 4 of the M3 is just 3.5 miles away and junction 3 at Bagshot is approx. 5 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	554	51.47
1st - Office	505	46.92
2nd - Office	381	35.40
Total	1,440	133.79

Anti Money Laundering

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

Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the sale.

Tenancy Information

A copy of the existing licence agreement can be provided to applicants upon request. All applicants are to undertake their own due diligence on this.

Planning Information

All applicants are to undertake their own due diligence on any planning queries they may have.



Viewing & Further Information

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