

**Retail
TO LET**



7 & 8 Kings Parade

London Road, Blackwater, Camberley, Surrey, GU17 9AA

Two adjoining ground floor retail units

577 to 1,481 sq ft

(53.61 to 137.59 sq m)

Rent: from £10,000 per annum

- A1 and A2 planning use
- 1 rear garage per unit
- Prominent frontage
- Front communal parking

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Location

The premises are located in a prominent position within Kings Parade, adjacent to the A30 (London Road) and is approximately 2.5 miles west of Camberley town centre. The site is accessed from the A30 (via either London Road or Rosemary Lane). Nearby occupiers include Aldi and Lidl.

Description

The premises is a ground floor double fronted unit within a retail parade, which was previously occupied as one unit by Lloyds Bank. The building was constructed within the 1960 era, with there being features such as hung tiling and a flat roof. The internal elements of the property benefit from suspended ceilings, concrete flooring, inset lighting and carpets throughout. There is an opportunity to split the premises into two units, or alternatively to be occupied as one unit. There is one garage associated to each unit.

Accommodation

Description	Sq ft	Sq m	Rent
Unit 7	904	83.98	£14,500 per annum excl
Unit 8	577	53.61	£10,000 per annum excl

Terms

The property is available by way of a new lease(s) on full repairing and insuring terms directly from the landlord.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

Rates & Charges

Business Rates

Rates Payable: £10,188

(based upon Rateable Value: £20,750 and UBR: 49.1p)

If the subject property is split into two units, then the business rates will need to be reassessed.

EPC

Available on request



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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