

Retail

Hicks Baker

Commercial Property Consultants



TO LET

RENT

£18,500 p.a. plus VAT

KEY FACTS

- ☐ Attractive frontage
- ☐ Good secondary retail location
- ☐ Class E use.
- ☐ 4 car parking spaces
- ☐ Kitchen area and disabled WC

Camberley – 26 High Street GU15 3RS

CLASS E PREMISES TO LET

	SQ FT
Retail Sales Area	425
GF Ancillary	293
TOTAL	718
ITZA (whole unit)	408 units

EPC RATING

The current rating is 'D'. A full certificate is available on request.

VIEWINGS

Fiona Brownfoot

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RATES

Rateable value (2017) - £14,250

SERVICE CHARGE

Ad hoc basis

INSURANCE

The estimated current insurance is £573.26 p.a. (30.11.20 – 29.11.21)

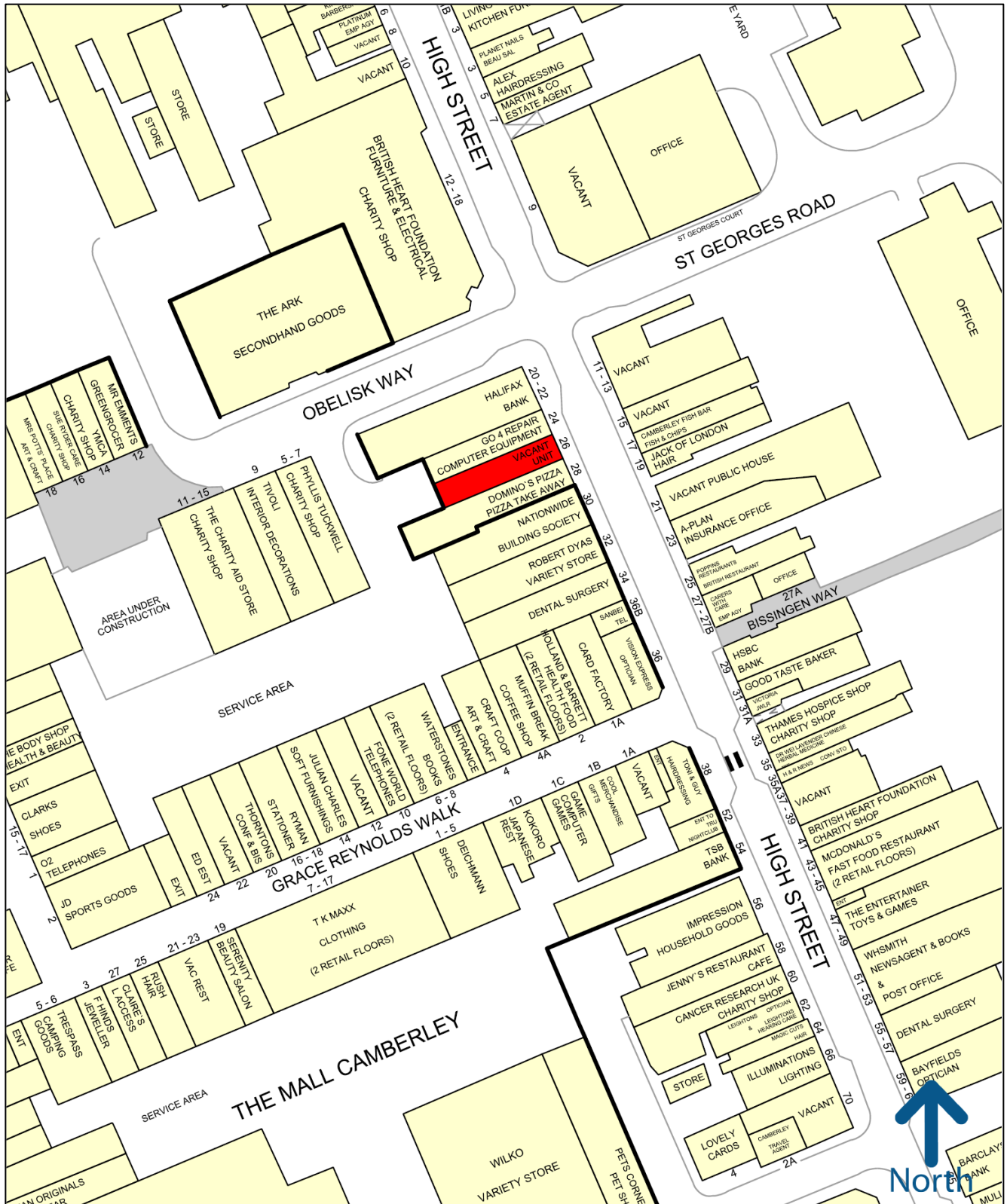
LEASE

The unit is available by way of an assignment of the existing lease expiring 25th March 2023 at a rent of £18,500. The lease is inside the Landlord and Tenant Act 1954 and is an equivalent FRI lease.

VAT

VAT is payable on the rent.

T: 0118 959 6144 W: www.hicksbaker.co.uk



LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website <https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-ps-version-feb-2020.pdf>

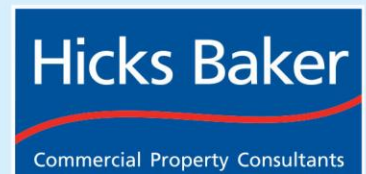
FEBRUARY 2021

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