

BRAND NEW GROUND FLOOR COMMERCIAL UNIT with Class E Use

TO LET or FOR SALE

4,549 ft² (422 m²)

15-17 OBELISK WAY, CAMBERLEY, GU15 3SD



- ▶ **Prominent Location near The Square Shopping Centre**
- ▶ **Nearby Occupiers (inc. Boots, Lloyds Bank etc.)**
- ▶ **Rear Servicing**
- ▶ **Customer Parking Available (in nearby multi-storey)**
- ▶ **Ladies and Gents Toilets Facilities**
- ▶ **Can be divided into Smaller Units if Required**



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LOCATION

The premises are situated in a prominent location just outside The Square, which is the main shopping centre for Camberley. Nearby occupiers include Boots, Lloyds Bank, Sue Ryder Care Charity Shop and Tivoli Designs. Camberley town centre is situated within a few miles from the M3 (Junction 4).

DESCRIPTION

Brand new large open plan commercial unit with rear servicing.

PLANNING

With effect from 1st September 2020 the ground floor shop now has the new Use Class of E, see below:-

Use	Currently defined Use Class	New Use Class
Retail/shops	A1	E
Financial & Professional Services	A2	
Food and Drink	A3	
Offices, R&D and light industrial	B1	
Clinic, Health Centres, Creches, Day Nurseries	D2	
Gyms, indoor activities	D1	

Interested parties should make their own enquiries concerning planning to Surrey Heath Borough Council.

FLOOR AREAS

Internal Width 56' 5" sq ft (17.2 sq m)

Total Shop Depth 74' 2" sq ft (22.6 sq m)

Total Floor Area 4,549 sq ft (422 sq m)

(Gross internal area. All measurements taken from Architects plans)

Ladies and Gents Cloakroom with WC and Wash Hand Basins

Kitchen

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition)

RENT/TERMS

Offers invited in the region of £70,000 per annum, exclusive plus VAT.

LEASE

A new fully repairing and insuring lease is available for a term to be agreed subject to periodic rent reviews.

FOR SALE

Our clients will also consider selling the premises and further enquiries should be made to the agents.

SERVICE CHARGE

To be advised.

BUILDING INSURANCE

To be advised.

RATES

2017

Rateable Value	To be assessed.
Uniform Business Rates (2019/20)	£49.1p/£
Rates payable (estimated)	£

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

VIEWING

Strictly by appointment through the **Sole Agents:**

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REF

21/024C

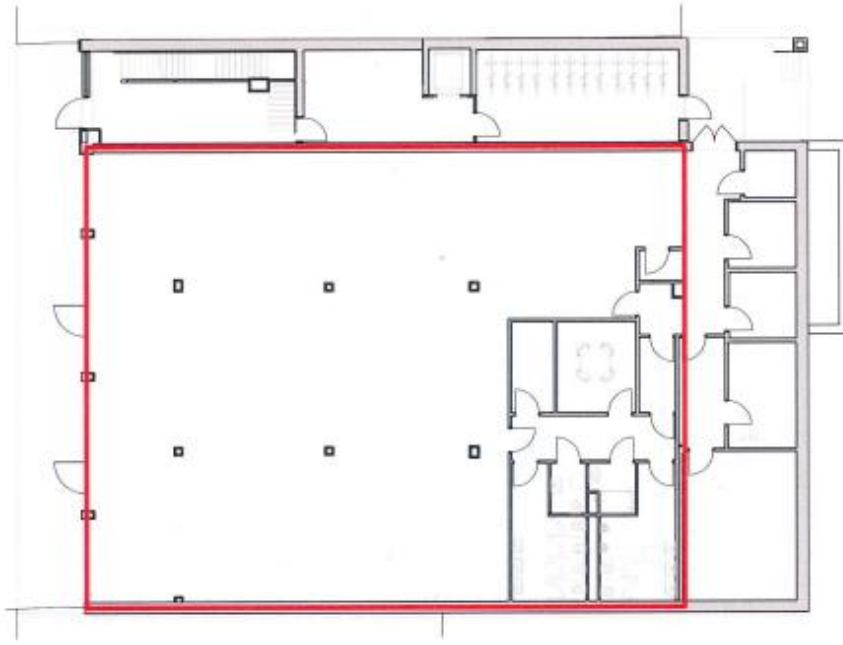
LOCATION MAP AND FLOOR PLAN

For identification purposes only – not to scale.



2 SITE PLAN GROUND FLOOR RETAIL STORE

1: 1250



1 GROUND FLOOR RETAIL STORE LEASE PLAN

1: 200