Owen Isherwood
CHARTERED SURVEYORS

23, High Street, Camberley, GU15 3RB

FOR SALE | 2,115 SQ FT (196.49 SQ M)

Two-Storey Retail Investment

Two story retail/office premises for sale

- Busy High Street Location
- Street Parking Available
- Good Sized Modern Fitted Offices
- First Floor Offices and Toilet Facilities
- Extended Accommodation to Rear of Building
- Rear Access

Location

The property occupies a prominent position in the busy High Street within Camberley Town Centre, diagonally opposite one of the entrances to Camberley's main shopping centre The Square.

The town centre is within easy travelling distance of the A30 London Road, leading to the A331 Blackwater Valley Road and Junction 4 of the M3 which is only a few miles away.

Description

The property comprises an extended end-of-terrace building fitted as modern offices. The ground floor provides front office space with LED lighting and air conditioning, plus a rear kitchen/staff area and meeting room. The first floor includes WC facilities and a large meeting/presentation room.
The rear of the premises is accessed via a gated private road. There is no allocated parking for No. 23, although staff currently park along the side of the access road.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Area	913	84.82	Available
Ground - Rear staff/meeting room	378	35.12	Available
1st - Office Area	611	56.76	Available
1st - Toilets	213	19.79	Available
Total	**2,115**	**196.49**	

Price

(No VAT)

Rates & Charges

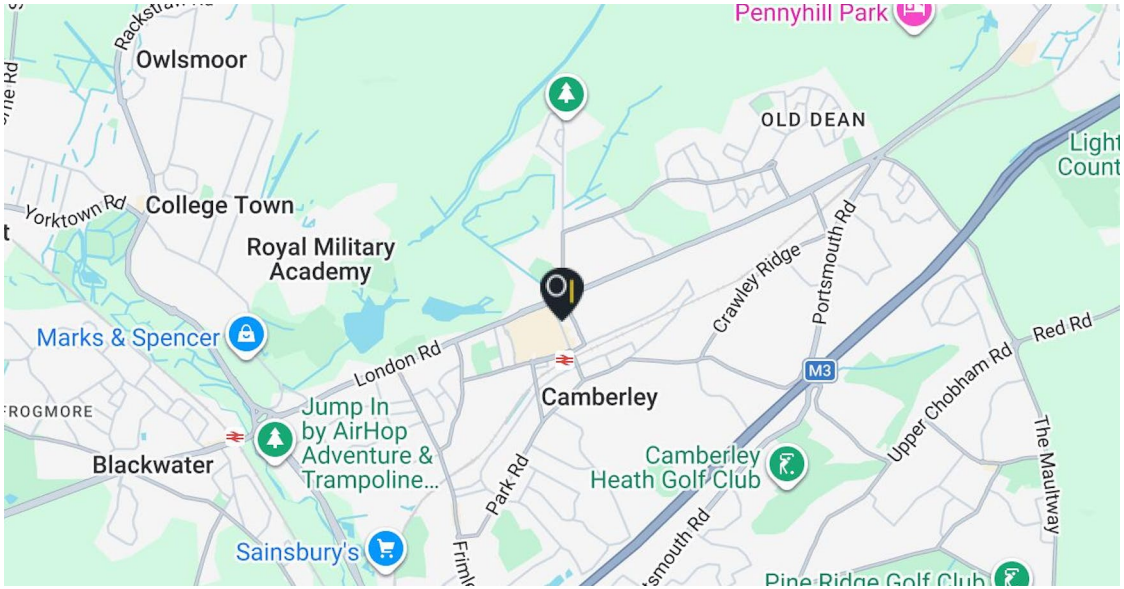
Rateable value: £25,250
Rates payable: £12,599.75 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Tenure

The entire property is let to Howden Insurance Brokers Limited (formerly A-Plan Insurance) until March 2028. The March 2023 rent review was not implemented, and the current passing rent is £33,000 per annum exclusive.



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