

GROUND FLOOR LOCK-UP SHOP

TO LET

578 ft² (53.70 m²)

**37 FRIMLEY HIGH STREET, FRIMLEY,
CAMBERLEY, SURREY, GU16 7HJ**



commercial property consultants

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- ▶ **PRIME LOCATION ON FRIMLEY HIGH STREET**
- ▶ **NEARBY OCCUPIERS (inc. Post Office, Boots Opticians & Waitrose)**
- ▶ **PUBLIC CAR PARK CLOSE BY**
- ▶ **CUSTOMER PARKING AVAILABLE (in High Street)**
- ▶ **CLASS E USE**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Frimley is a small and affluent town in west Surrey, situated close to the Hampshire border. It is approximately 2 miles north of Farnborough and Junction 4 of the M3 is within a mile of the town centre.

The subject property occupies a prime position on the High Street which is anchored by Waitrose. Other occupiers of note include Boots Opticians, Post Office, Oxfam and Betfred, together with several other good quality operators. The public car park is close by and on-street parking is available on the High Street.

DESCRIPTION

A ground floor lock-up shop with rear access. The shop is currently used as a Jewelers. The previous use or something similar would be ideal but any use will be considered.

ACCOMMODATION

Internal Width	20'7"	[6.27 m]
Shop Depth	29'7"	[9.01 m]
Shop Area	578 ft ²	[53.70 m ²]

Cloakroom with WC & wash hand basin

RENT/TERMS

Rent £22,000 per annum, exclusive.

A new lease is available on a fully repairing and insuring basis subject to five yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954-part ii sections 24-28 (as amended).

SERVICE CHARGE

There is a service charge in relation to external repairs and some other common areas.

VAT

We understand that the property is currently registered for VAT.

RATES

2024

Rateable Value (2023):	£18,000
Uniform Business Rates (2018/19)	£49.9p/£
Rates payable (estimated)	£8,982

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

A contribution will be required from the lessees towards the landlord's solicitors for preparing the lease limited to £1,000.00 or 50% of the fee whichever is the lower.

ENERGY PERFORMANCE CERTIFICATE

C-58

VIEWING

Strictly by appointment with the **Sole Agent:**

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REF

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