

## CAMBERLEY THE SQUARE 14 GRACE REYNOLDS WALK

**PRIME SHOP TO LET BETWEEN CARPHONE WAREHOUSE AND RYMAN**  
(SUBJECT TO VACANT POSSESSION)



### LOCATION

Camberley The Square offers 460,000 sq.ft. and is the dominant shopping provision for the town. Weekly footfall averages 180,000 persons and the centre is anchored by **Primark, TK Maxx** and **Boots**. Other represented retailers include **Topshop / Topman, Smiggle, River Island, Jack Wills, Clarks, Deichmann, New Look** and **Ernest Jones**.

The premises are situated between **Carphone Warehouse** and **Ryman** and opposite **TK Maxx** with other nearby retailers including **Card Factory, Waterstone's** and **Game**.

### THE PROPERTY

The premises offer the following approximate net internal floor areas:

Ground Floor	-	135.08 m <sup>2</sup>	1,454 sq.ft.
First Floor	-	117.99 m <sup>2</sup>	1,270 sq.ft.

*NB: Please note, the floor areas are subject to verification.*

### EPC

An EPC is available upon request.

### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

### LEASE

Quoting terms upon application.

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	<b>£42,750</b>
<b>UBR (2019/2020)</b>	-	<b>49.1p</b>

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Surrey Heath Borough Council - Tel: 01276 707 100

### INSPECTION

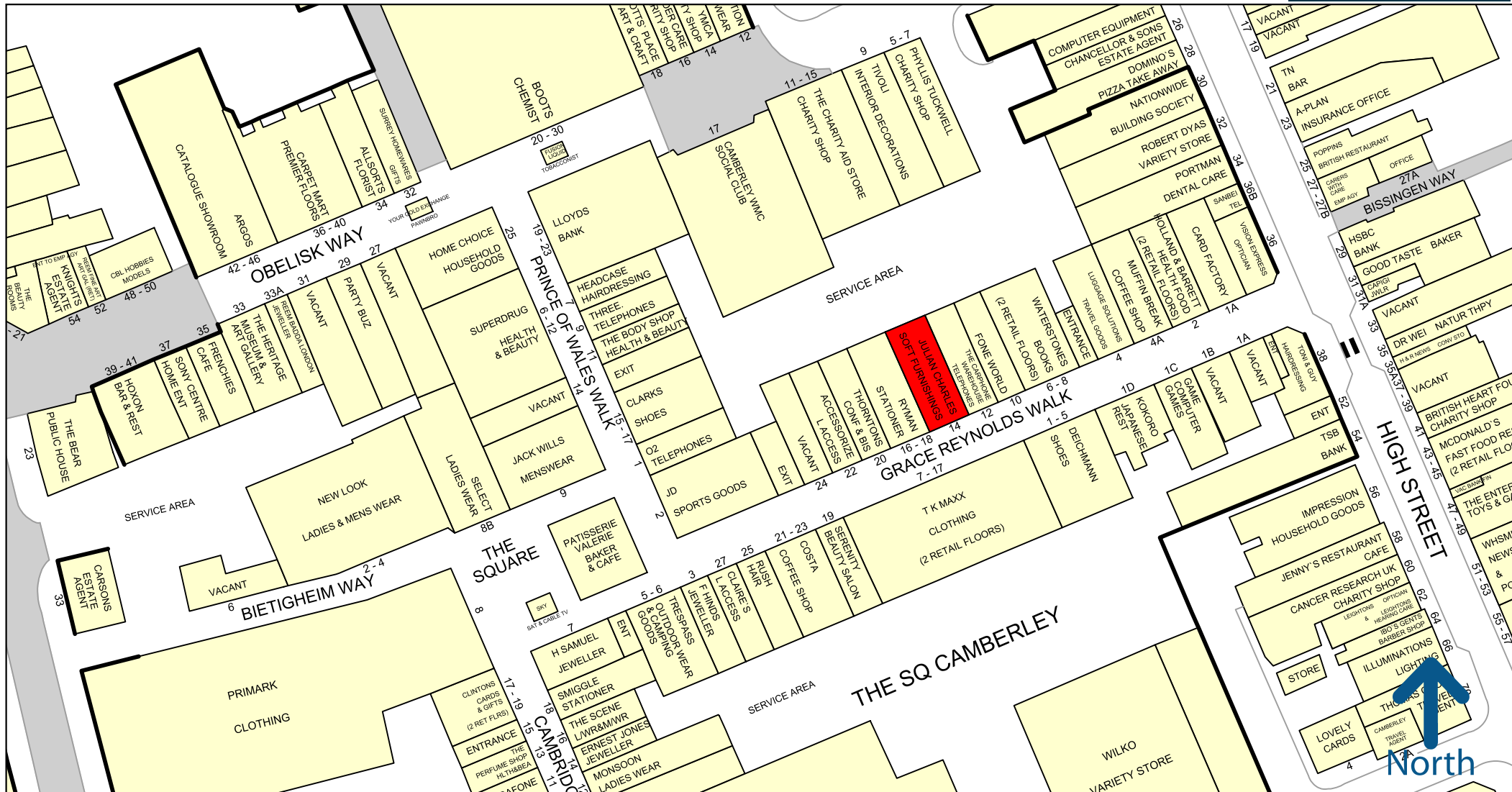
Inspections may be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk)

**Tel: 020 7409 2100**

Or our joint agents Rob Williams & Henry Foreman -  
BNP Paribas - Tel: 020 7629 7282





50 metres



Experian Goad Plan Created: 10/05/2019  
Created By: Smith Price RRG

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Ordnance Survey 100019885

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