



CAMBERLEY

THE SQUARE SHOPPING CENTRE 1B GRACE REYNOLDS WALK

DESCRIPTION & LOCATION

The Square Shopping Centre comprises over 150 units and totals in excess of 540,000 sq ft, being the destination for retail in the successful and lively Surrey town of Camberley. Occupiers include Primark, TK Maxx, Boots, Sainsbury's and JD Sports alongside a host of other national and independent retail and catering brands.

The subject unit sits on Grace Reynolds Walk by the High Street entrance to the scheme. Other occupiers close by are Toni & Guy, Kokoro, Muffin Break, Holland & Barret, Vision Express, Card Factory and Waterstones.

ACCOMMODATION

Arranged over Ground Floor only, comprising the following approximate floor areas and dimensions:

Internal Width	22 ft 6 ins	6.87 m
Shop Depth	55 ft 2 ins	16.8 m
Ground Floor Sales	1,143 sq ft	106.2 sq m
Ground Floor Storage	97 sq ft	9.0 sq m

TERMS

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£35,000 per annum exclusive

SERVICE CHARGE

The service charge for the current year is approximately £18,371.

BUSINESS RATES

Rateable Value 2023	£29,000
Rates Payable 2023/2024	£14,471

Interested parties are advised to check with the local rating authority.

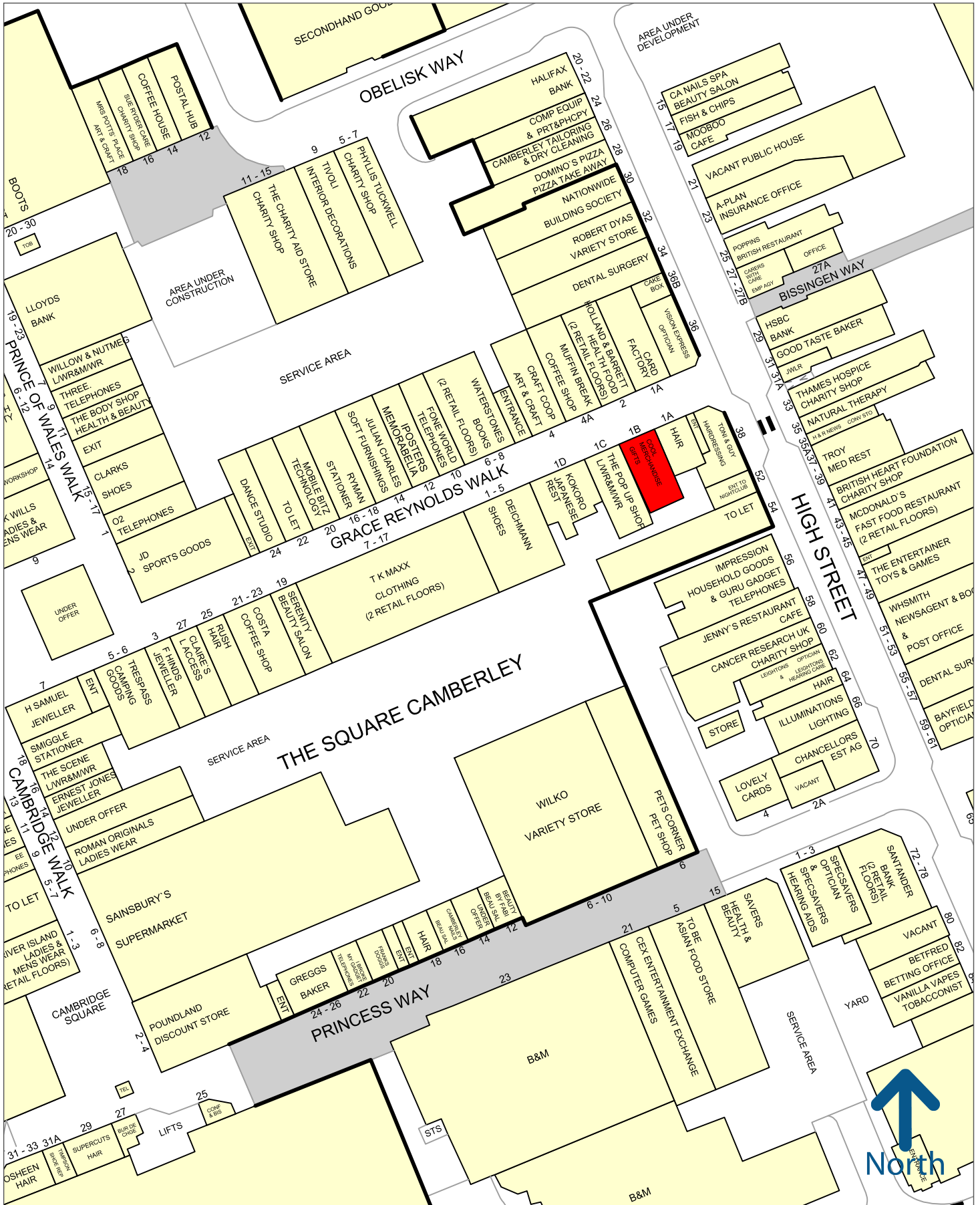
EPC

The property has an EPC Rating of C-57.

FURTHER INFORMATION

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50 metres

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