



CAMBERLEY

42-46 OBELISK WAY

DESCRIPTION & LOCATION

Camberley is in the Borough of Surrey Heath, approximately 31 miles south-west of Central London with good train services into London Waterloo. 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 Obelisk Way directly adjacent to **The Medical Centre**, and directly opposite **The Heritage Gallery**, **MEMCO Art Gallery** and **Reem Jewellers**.

ACCOMMODATION

The premises are arranged over Ground Floor and First Floor and provide excellent rear loading. Approximate areas and dimensions are as follows:

Internal Width	48 ft	14.5 m
Shop Depth	120 ft	36.5 m
Ground Floor Sales	3,480 sq ft	323.3 sq m
Ground Floor Storage *	2,206 sq ft	205 sq m
First Floor	4,334 sq ft	402.6 sq m

* Ground Floor Storage can be used as sales.

TERMS

The property is available by way of a short-term/flexible lease.

RENTAL

Rent upon application.

SERVICE CHARGE

An annual service charge of approximately £83,119 per annum is payable.

BUSINESS RATES

Rateable Value 2023	£41,500.00
Rates Payable 2023/2024	£20,708.50

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

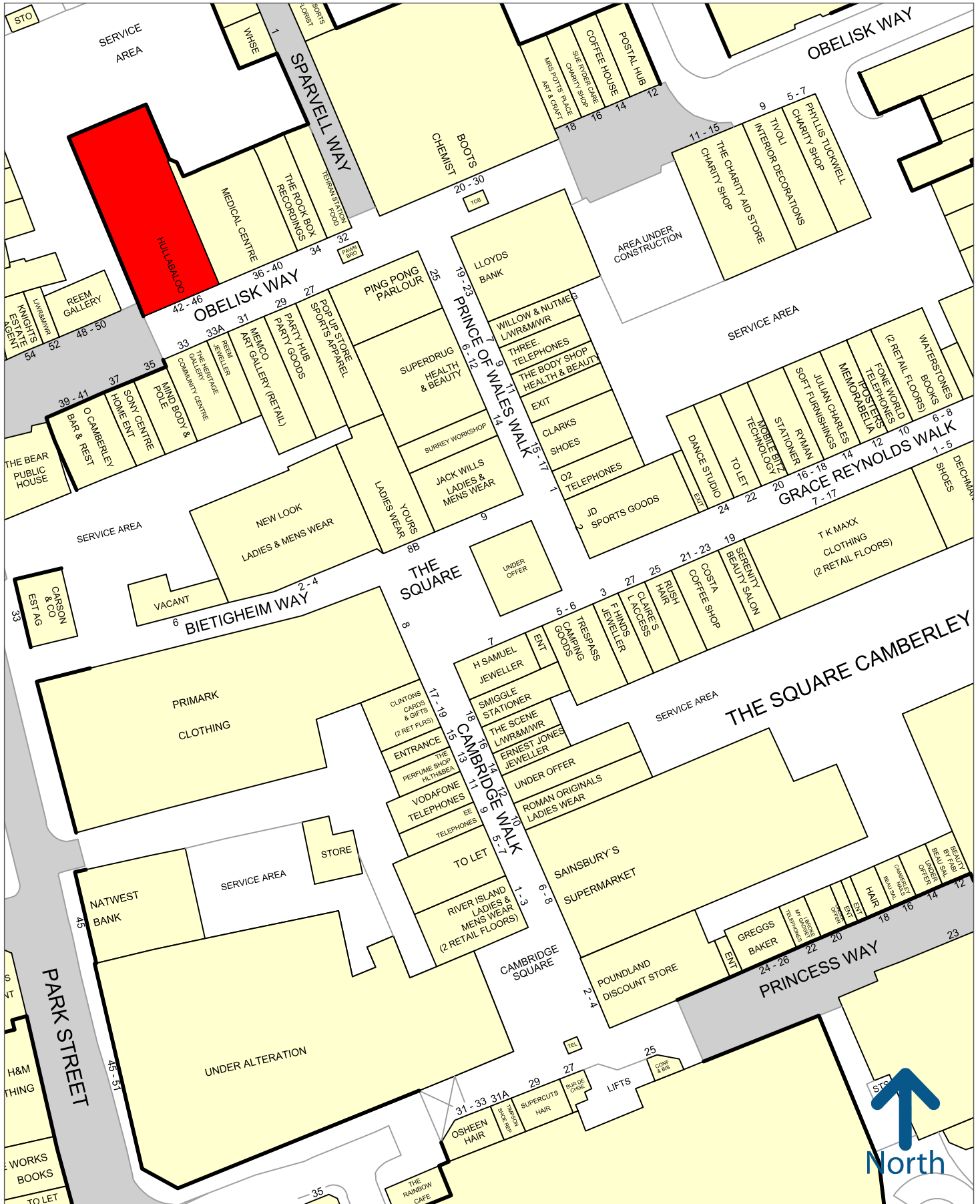
EPC

The property has a rating of C-59.

FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 18/07/2023
Created By: AS Retail Property Services Limited



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