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Commercial Property, Expertly Done



**415-417
London Road**

Camberley, Surrey
GU15 3HZ

**PROPERTY WITH
DEVELOPMENT POTENTIAL**

£725,000





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Executive Summary



Property Type

Flexible Commercial



Total current income

N/A



Size

411 sqm / 4,423 sqft



Commercial or Residential

Commercial



Nearby transport

Camberley (1.3 miles)



Description

This freehold commercial building has been operated as a hardware store since the late 1970's by the same owners. The property comprises a ground floor and cellar which is the main store with two floors above which have a separate access. The property measures approximately 4,423 sqft over 3 stories and has the use class E.

The property has no significant planning history, but has clear development potential. 419 London Road has set a precedent for re-development on the road, as this former three storey commercial building recently obtained planning permission in 2022 for a four storey building comprising 7 x residential flats under permitted development (Planning References: 22/1020/GPD and 22/0198/FFU).

Location

Camberley is a well-known commuter town in Surrey neighbouring other local towns such as Aldershot, Woking and Guildford. The property is situated on London Road which is just one mile from Camberley Train Station. Camberley Train Station is on the South Western Railway line and has easy access to Waterloo Station in just over an hour. The property is surrounded by local drive shops such as KFC and McDonalds and is very short distance to Camberley Town Centre which has several amenities including the Atrium Shopping Centre (0.7 miles). It is a perfect location for young professionals, families and commuters alike.



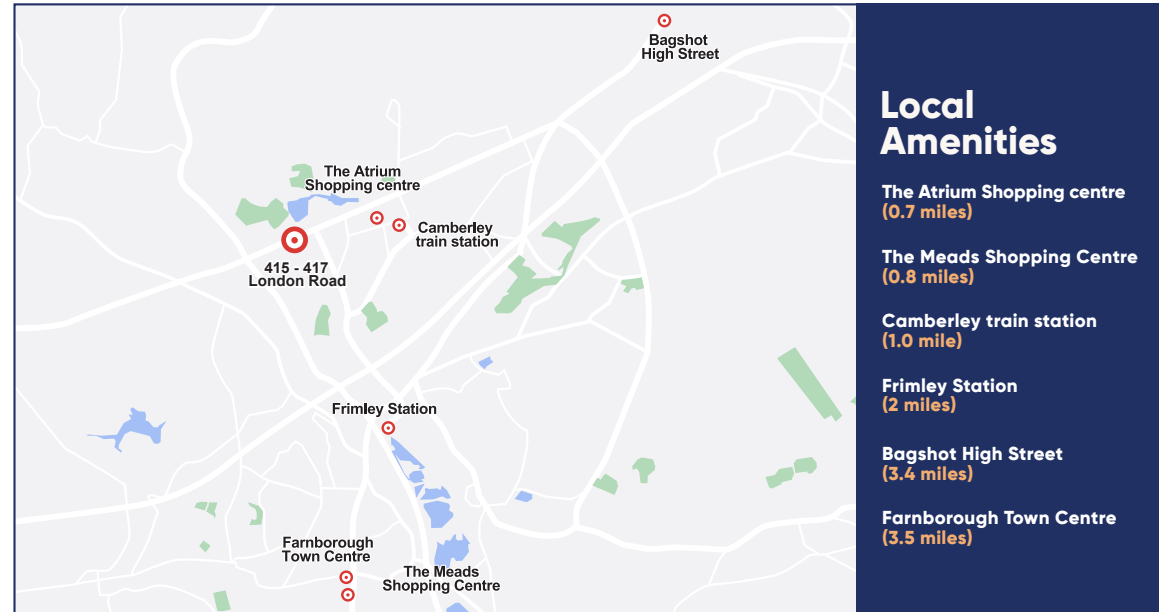
Nearby transport

Camberley (1.3 miles)



Local Amenities

The Atrium (0.7 miles)



Local Amenities

The Atrium Shopping centre (0.7 miles)

The Meads Shopping Centre (0.8 miles)

Camberley train station (1.0 mile)

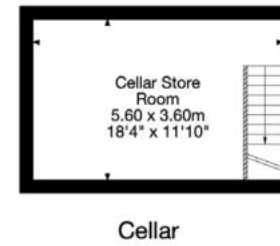
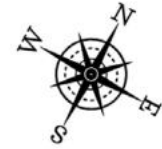
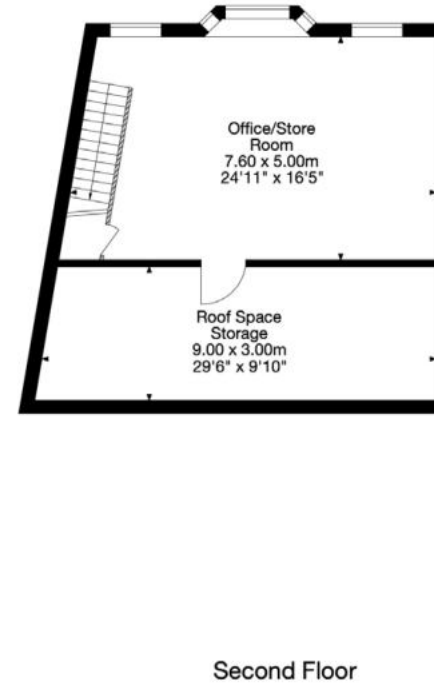
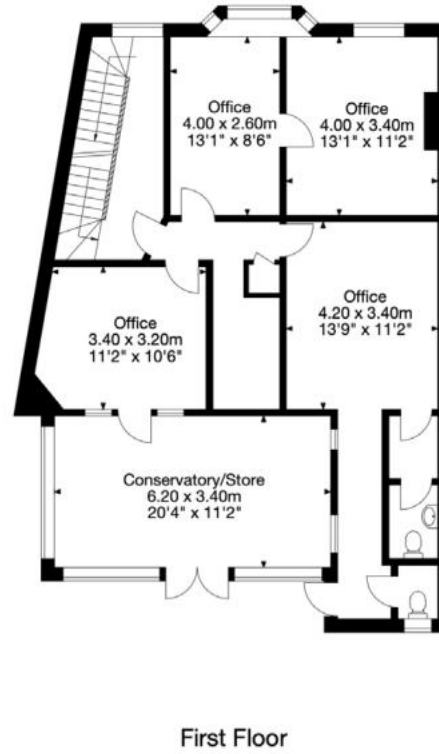
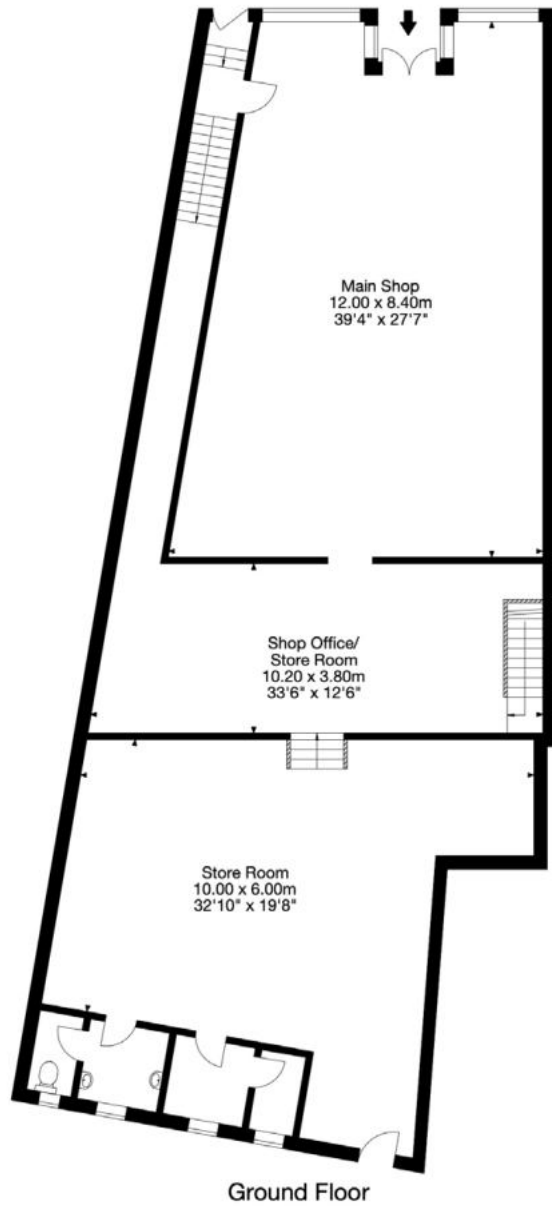
Frimley Station (2 miles)

Bagshot High Street (3.4 miles)

Farnborough Town Centre (3.5 miles)



Floorplans



VAT:

The site is not elected for VAT

Proposal:

The vendor will consider offers in the region of £725,000

Viewings

Viewings are available upon request



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