



## CAMBERLEY

### THE SQUARE SHOPPING CENTRE 12 CAMBRIDGE 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 Cambridge Walk immediately adjacent to Roman Originals and Ernest Jones and in close proximity to Vodaphone, Poundland and Smiggle.

#### ACCOMMODATION

Arranged over Ground Floor with Ground and First Floor Ancillary and comprising the following approximate floor areas and dimensions:

Internal Width	17 ft 3 ins	5.25 m
Shop Depth (max)	71 ft 10 ins	21.9 m
Ground Floor Sales	1,237 sq ft	115 sq m
Ground Floor Ancillary	167 sq ft	16 sq m
First Floor Ancillary	1,273 sq ft	118 sq m

#### TERMS

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

#### RENTAL

On Application.

#### SERVICE CHARGE

The service charge for the current year is approximately £24,507.

#### BUSINESS RATES

Rateable Value 2023	£31,000
Rates Payable 2023/2024	£15,469

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

#### EPC

To be confirmed.

#### FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 12/09/2023  
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