

RETAIL/OFFICE UNIT IN A BUSY TOWN CENTRE LOCATION

FOR SALE OR TO LET

1,459 ft² (135.54 m²)

**24 ST GEORGES COURT, ST GEORGES ROAD,
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- ▶ **Town Centre Location**
- ▶ **A1, A2 and B1(a) Planning Consents**
- ▶ **Toilet Facility**
- ▶ **Kitchen Facility**
- ▶ **For Sale or Available on New Lease Terms**
- ▶ **One Parking Space**

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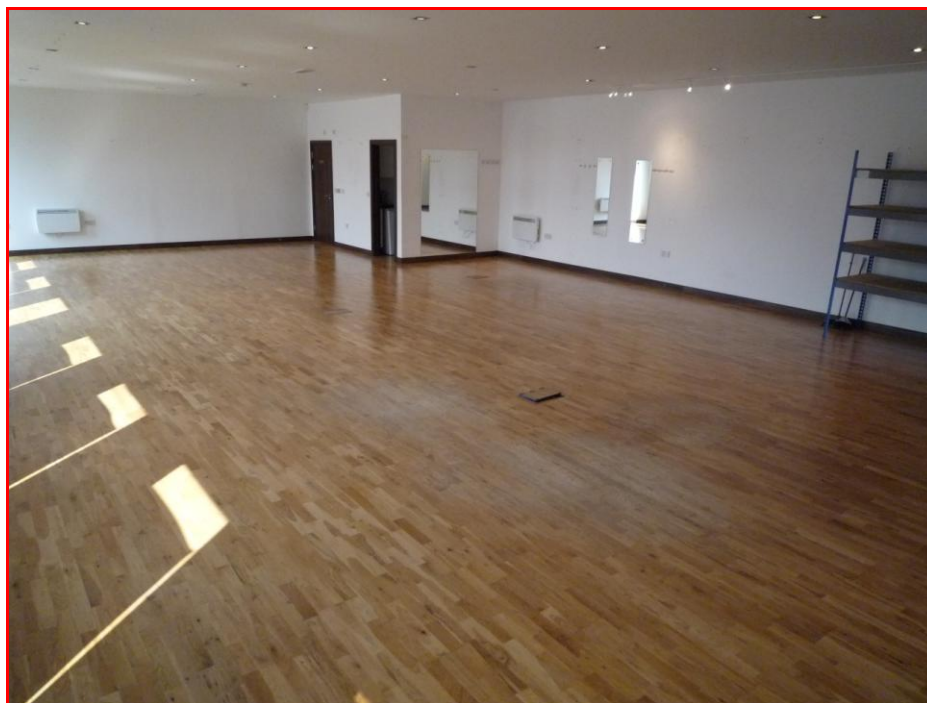
LOCATION

The premises are set in a busy Town Centre Road running immediately off of the High Street, and is situated close to large British Foundation shop, Robert Dyas, Halifax, The Fabric Cutting Shop etc, also within a short walk from The Mall shopping centre and Camberley's railway station.

ACCOMMODATION

The premises are arranged on ground floor, with approximate floor areas as follows:-

Ground Floor Area	1,426 ft ²	132.46 m ²
Kitchenette	33 ft ²	3.08 m ²
TOTAL AREA	1,459 ft²	135.54 m²
Internal Width	50 ft	15.29 m
Internal Depth	29'6 ft	9.03 m



LEASE

The premises are made available by way of a new effectively full repairing and insuring lease for a term to be agreed, with rental offers in the region of **£25,000 plus VAT pax.**

FOR SALE

The premises are for sale by means of a 125 year ground lease (commenced July 2011) subject to an annual ground rent. **"Offers in the Region of £275,000 plus VAT"**.

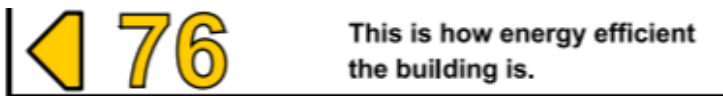
SERVICE CHARGE Last year the service charge was approximately £1,300 which we understand included the buildings insurance, car park/building maintenance and repair, CCTV, car park barrier, landlord's water supply, communal external electric.

BUSINESS RATES

A rateable value of £13,500, giving rates payable of approximately £6,466, however, if the property is to be your only business premises, then you will qualify for the small business rates relief, and on this basis we understand from Surrey Heath BC the payable figure will be around £1,400.00 for one year, however we strongly urge interested parties to make contact with Surrey Heath BC in order to verify this information for themselves.

LEGAL COSTS Each party to pay their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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