



27, 27A & 27B High Street

Camberley, GU15 3RB

FREEHOLD MIXED USE RESIDENTIAL / RETAIL OPPORTUNITY

1,585 sq ft
(147.25 sq m)

- Ideal owner occupation or investment purchase
- Prime High Street location
- Mixed retail and residential opportunity
- 2 independent retail units
- Vacant shop with the flat let at £1,500 pcm
- Split level, 2-bedroom apartment

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Summary

Available Size	1,585 sq ft
Price	£675,000
Rateable Value	£15,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Front	617	57.32	Available
Unit - Retail Rear	462	42.92	Available
Unit - 1st & 2nd Floor Apartment	506	47.01	Let
Total	1,585	147.25	

Description

The premises comprise 2 separate ground floor retail units, which each benefit from their own kitchen and WC facilities. The current Vendor has occupied the premises themselves although, it would be easily achievable to let the ground floor to either one single tenant or two individual tenants. At the side there is a separate access which leads to the 2-bedroom split level apartment over first and second floors.

Location

The property is situated within a prime, central position on Camberley High Street facing the main entrance of the Mall Shopping Centre.

Camberley offers the busy Mall Shopping Centre which links directly opposite as one of the main entrances into the High Street. The area has undergone a comprehensive redevelopment programme with significant plans for further regeneration being developed by the local authority / development partners.

The town provides a collective mix of retailers and restaurants / bars. Nearby occupiers include: McDonalds, The Entertainer Toy Shop, WH Smith/Post Office, Leightons Opticians, Toni & Guy, Vision Express, Poppins Café, Sainsburys, Primark, TK Maxx, to name but a few.

The Atrium Shopping Centre is deemed as the leading leisure quarter in the Black Water Valley which houses brands such as Nandos, Starbucks, Wildwood Pizza, Wagamama, Pizza Express, Chiquito and Five Guys. This also includes a 9 screen Vue Cinema, Pure Gym and Tenpin bowling. There is excellent public and multi-storey car parking surrounding.

Terms

The freehold interest with full vacant possession is available, at a price guide in the region of £675,000. We understand that VAT is not applicable. The flat is let at £1,500 pcm by way of an AST.



Viewing & Further Information



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