



4 Princess Way

Camberley, GU15 3SP

**Town centre detached retail
unit with first floor
office/ancillary storage**

1,572 sq ft

(146.04 sq m)

- Prime location
- Excellent double shop frontage
- Good footfall
- Potential for change of use to Residential on first floor (subject to planning)

Summary

Available Size	1,572 sq ft
Price	Price on application
Rates Payable	£13,597.75 per annum
Rateable Value	£27,250
EPC Rating	C (51)

Description

4 Princess Way is a detached two storey building. The ground floor retail unit is presented in good decorative order, with LED Lighting and has an excellent double frontage onto what must now be considered Camberley’s prime shopping street, with the recent addition of B&M and Poundland, along with a large Specsavers and other well known shops, bringing much footfall to the area.

The first floor of the property is accessed by an external staircase. It does require modernisation and is currently used as office and storage for the retail shop. It could provide a good sized residential dwelling subject to planning.

Location

The property is situated on a prime corner position on Princess Way, close to the High Street and also the entrance into The Mall Shopping Centre. There are numerous public car parks and Camberley’s train station all within a short walk of the property. National retailers located on the doorstep include Barclays Bank, Santander, B&M, Specsavers, The Entertainer and McDonalds in addition to a number pubs, cafes and independent retailers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	922	85.66
1st - Ancillary	650	60.39
Total	1,572	146.05

Terms

The property is available to purchase freehold.

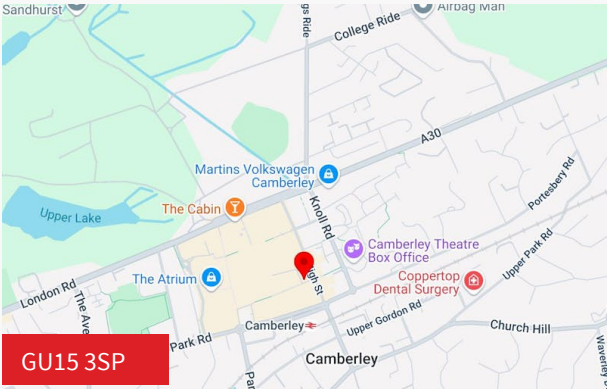
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 08/07/2025