



CAMBERLEY

THE SQUARE SHOPPING CENTRE 22 GRACE REYNOLDS 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 Grace Reynolds Walk immediately opposite TK Maxx and in close proximity to Ryman, Deichmann, Kokoro, Claire's Accessorise and F Hinds.

ACCOMMODATION

Arranged over Ground Floor only and comprising the following approximate floor areas and dimensions:

Internal Width	16 ft 7 ins	5.05 m
Shop Depth	48 ft 7ins	14.8 m
Ground Floor Sales*	805 sq ft	74.8 sq m
Ground Floor Ancillary	190 sq ft	17.6 sq m

*The sales area could be extended through the ancillary area.

TERMS

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

RENTAL

£35,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is approximately £11,102.

BUSINESS RATES

Rateable Value 2023	£23,500
Rates Payable 2023/2024	£11,727

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

EPC

The property has an EPC Rating of C-57.

FURTHER INFORMATION

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50 metres

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Experian Goad Plan Created: 25/07/2023
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