



## CAMBERLEY

### THE SQUARE SHOPPING CENTRE 25 OBELISK WAY

#### 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 the corner of Obelisk Way and Prince of Wales Walk, immediately adjacent to Superdrug and opposite Lloyds Bank and Boots.

#### ACCOMMODATION

Arranged over Ground Floor with ancillary space at First Floor and comprising the following approximate floor areas and dimensions:

Internal Width (max)	44ft 10ins	13.66 m
Shop Depth	63 ft 6ins	19.35 m
Ground Floor Sales	2,514 sq ft	233.5 sq m
First Floor Ancillary	1,292 sq ft	120.0 sq m

#### TERMS

The property is available on a pop-up or short-term lease.

#### RENTAL

On application.

#### SERVICE CHARGE

The service charge for the current year is approximately £43,972.

#### BUSINESS RATES

Rateable Value 2023	£59,000
Rates Payable 2023/2024	£30,208

Interested parties are advised to check with the local rating authority

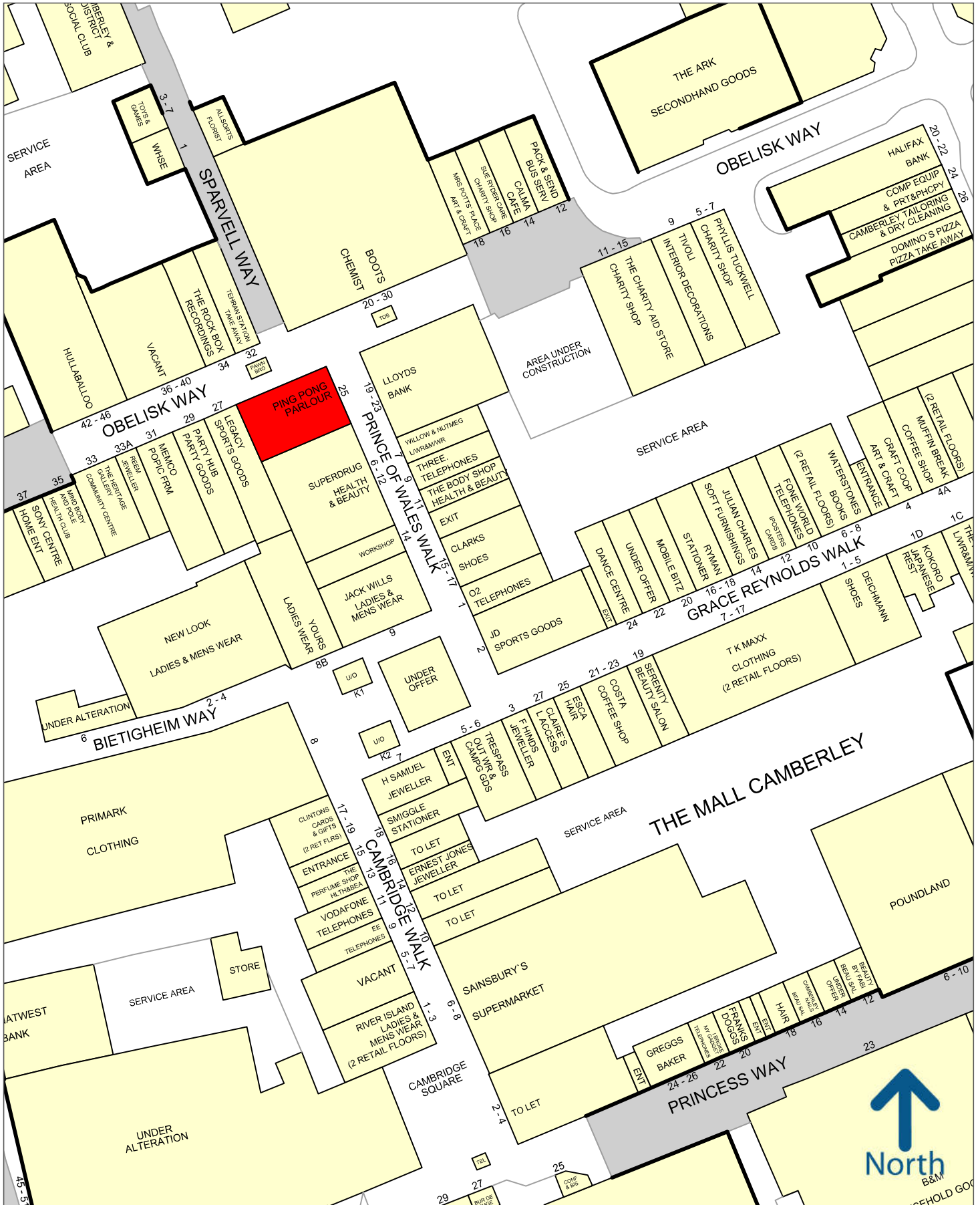
#### EPC

The property has an EPC Rating of D-78.

#### FURTHER INFORMATION

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50 metres

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