



## CAMBERLEY

# THE SQUARE SHOPPING CENTRE 5-7 CAMBRIDGE 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 Cambridge Walk immediately adjacent to River Island and EE and in close proximity to Roman, Sainsbury's, Ernest Jones, Poundland and Smiggle.

### ACCOMMODATION

Arranged over Ground Floor with Ground and First Floor Ancillary and comprising the following approximate floor areas and dimensions:

Internal Width	34 ft 6 ins	10.5 m
Shop Depth (max)	63 ft 8 ins	19.4 m
Ground Floor Sales	1,797 sq ft	167.0 sq m
Ground Floor Ancillary	257 sq ft	23.8 sq m
First Floor Ancillary	1,405 sq ft	130.5 sq m

### TERMS

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

### RENTAL

On Application.

### SERVICE CHARGE

The service charge for the current year is approximately £36,625.

### BUSINESS RATES

Rateable Value 2023	£56,500
Rates Payable 2023/2024	£28,928

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

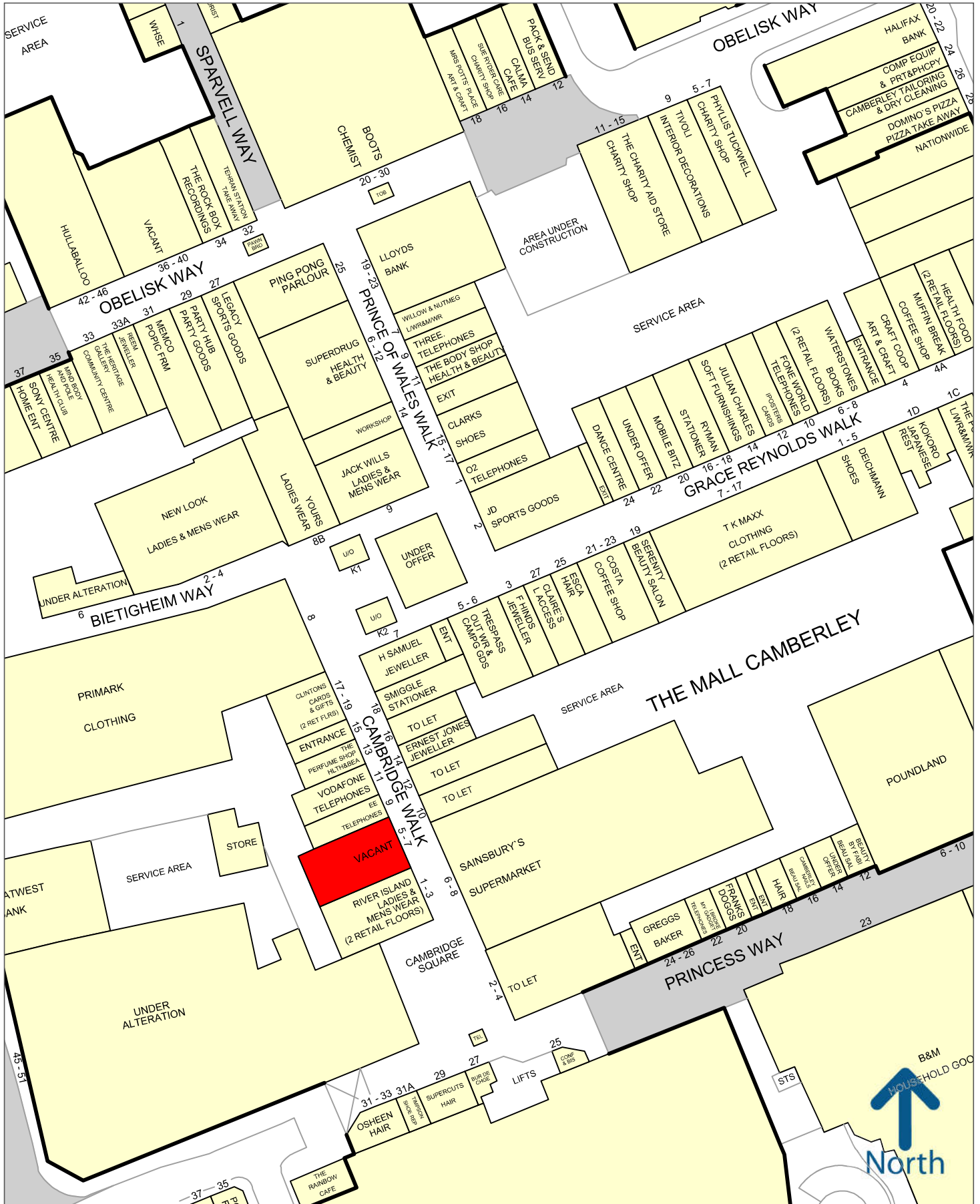
### EPC

The property has an EPC Rating of E-125.

### FURTHER INFORMATION

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50 metres

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