

PRIME DOUBLE FRONTED UNIT TO LET



CAMBERLEY

14 GRACE REYNOLDS WALK THE SQUARE SHOPPING CENTRE

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 adjacent to **Rymans**. Other occupiers close by are **Toni & Guy, Kokoro, Muffin Break, Holland & Barret, Vision Express, Card Factory** and **Waterstones**.

ACCOMMODATION

Arranged over Ground and First Floor comprising the following approximate floor area and dimensions:

Internal Width:	23.62 ft	7.2 m
Shop Depth:	56.95 ft	17.36 m
Ground Floor:	1,310 sq ft	121.70 sq m
First Floor:	268 sq ft	24.89 sq m

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

The service charge for the current budget year is approximately £29,196.

BUSINESS RATES

Rateable Value from April 2026	£38,500
Rates Payable 2026/2027	£14,707

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The property has an EPC Rating of C-52.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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JOINT AGENTS

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