

PRIME SHOP TO LET



CAMBERLEY

1c 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 by the High Street entrance to the scheme. Other occupiers close by are **Toni & Guy, Kokoro, Muffin Break, Holland & Barret, Vision Express, Card Factory** and **Waterstones**.

ACCOMMODATION

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

Internal Width	22 ft 3 ins	6.8 m
Shop Depth	67 ft 11 ins	20.7 m
Ground Floor Sales	1,783 sq ft	165.64 sq m
Ground Floor Ancillary	268 sq ft	24.9 sq m

TERMS

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

RENTAL

On application.

SERVICE CHARGE

The service charge for the current budget year is approximately £24,989.

BUSINESS RATES

Rateable Value from April 2026	£38,250.00
Rates Payable 2026/2027	£14,611.50

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 unit has an EPC rating of C-69.

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

Ollie Haxton
020 7287 2155 / 07443 438 192
ollie@as-retail.co.uk

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

JOINT AGENTS

Praxis
020 3924 0289

