

# PRIME SHOP TO LET / FLEXIBLE LEASE



## CAMBERLEY

### 2-4 CAMBRIDGE 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 Cambridge Walk adjacent to **Sainsbury's** and in close proximity to the new **Greggs, EE, Ernest Jones** and **Smiggle**.

#### ACCOMMODATION

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

Ground Floor	3,403 sq ft	316.1 sq m
First Floor	3,358 sq ft	311.9 sq m

#### TERMS

The property is available on either a new temporary or permanent full repairing and insuring lease for a term to be agreed.

#### RENTAL

On application.

#### SERVICE CHARGE

The service charge for the current budget year is approximately £54,262.

#### BUSINESS RATES

Rateable Value from April 2026	£79,000
Rates Payable 2026/2027	£33,970

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-51.

#### 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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