

UNIT TO LET



CAMBERLEY

4 GRACE REYNOLDS WALK THE SQUARE SHOPPING CENTRE

RECENTLY SIGNED
**RITUALS, TOY TOWN,
BLACK SHEEP COFFEE & TRESPASS**

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 **Muffin Break** and **Waterstones** and opposite **Kokoro**.

ACCOMMODATION

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

Internal Width	22ft 8ins	6.91 m
Shop Depth	56ft 1ins	17.1 m
Ground Floor Sales	1,220 sq ft	113.4 sq m
First Floor (Storage)	1,252 sq ft	116.3 sq m

TERMS

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

RENTAL

£25,000 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £29,429.

BUSINESS RATES

Rateable Value 2026	£37,000
Rates Payable 2026/2027	£14,134

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 EPC rating for this unit is D-76.

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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