

EXTERNAL FACING UNIT TO LET – STAFF UNAWARE



CAMBERLEY 32 HIGH STREET

SUITABLE FOR OTHER E CLASS USES (STPP)

DESCRIPTION & LOCATION

The unit sits in a prominent location on the High Street close to the entrance and as part of The Square Shopping Centre adjacent to Nationwide and Smile Clinic.

The 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.

ACCOMMODATION

Arranged over ground and first floor comprising the following approximate floor areas and dimensions:-

Internal Width	21 ft 10 ins	6.65 m
Ground Floor Sales	2,054 sq ft	190.82 sq m
First Floor (Storage)	1,039 sq ft	96.52 sq m

TERMS

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

RENTAL

£30,000 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £12,256.

BUSINESS RATES

Rateable Value from April 2026	£32,500
Rates Payable 2026/2027	£12,415

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

A new EPC has been requested.

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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