

RAPLEYS

FREEHOLD FOR SALE Retail Unit

rapleys.com
0370 777 6292

499-501 London Road,
Camberley, Surrey GU15 3JE

CONTACT **Alun Jones | Rapleys LLP**
07917 536612 | alun.jones@rapleys.com
Stuart Kearney | Kearney Bell
07471 900214 | stu@kearneybell.co.uk



BEST BID DEADLINE: 5PM MONDAY 01 JULY 2019



Prominent retail unit fronting
London Road (A30)

Circa 441 sq m (4,750 sq ft) with
car park to the rear

Leased to Dolphin Head Group
Holdings PLC at £61,400 pa,
expiring January 2020 (not in
occupation)

Potential for alternative
development (STP)

Seeking offers in excess of
£600,000

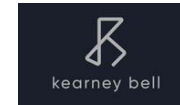
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Location

The property is prominently situated on London Road (A30), approximately 1 mile to the east of Camberley town centre. The surrounding area is predominantly retail and roadside uses. Directly to the east of the site is a **McDonald's** drive-thru and to the west is a **Shurgard Self Storage Centre**.

Camberley is an affluent Surrey town with a population of circa 38,000. Approximately 2 miles to the south of Camberley is the M3 motorway which provides access between Greater London and Hampshire. Blackwater train station is located approximately 0.5 miles to the west of the site and provides regular services to Guildford, Reading and Gatwick Airport.

Description

The property comprises of a two storey showroom premises with associated car parking to the rear for approximately 6 spaces. The existing building is semi-detached with another retail unit that has been knocked through and is occupied by the same tenant.

The ground floor consists of retail space split into four separate rooms with ancillary storage and staff/customer facilities. The first floor consists of additional storage space. Plans of the property can be accessed via the data room, which is available upon request.

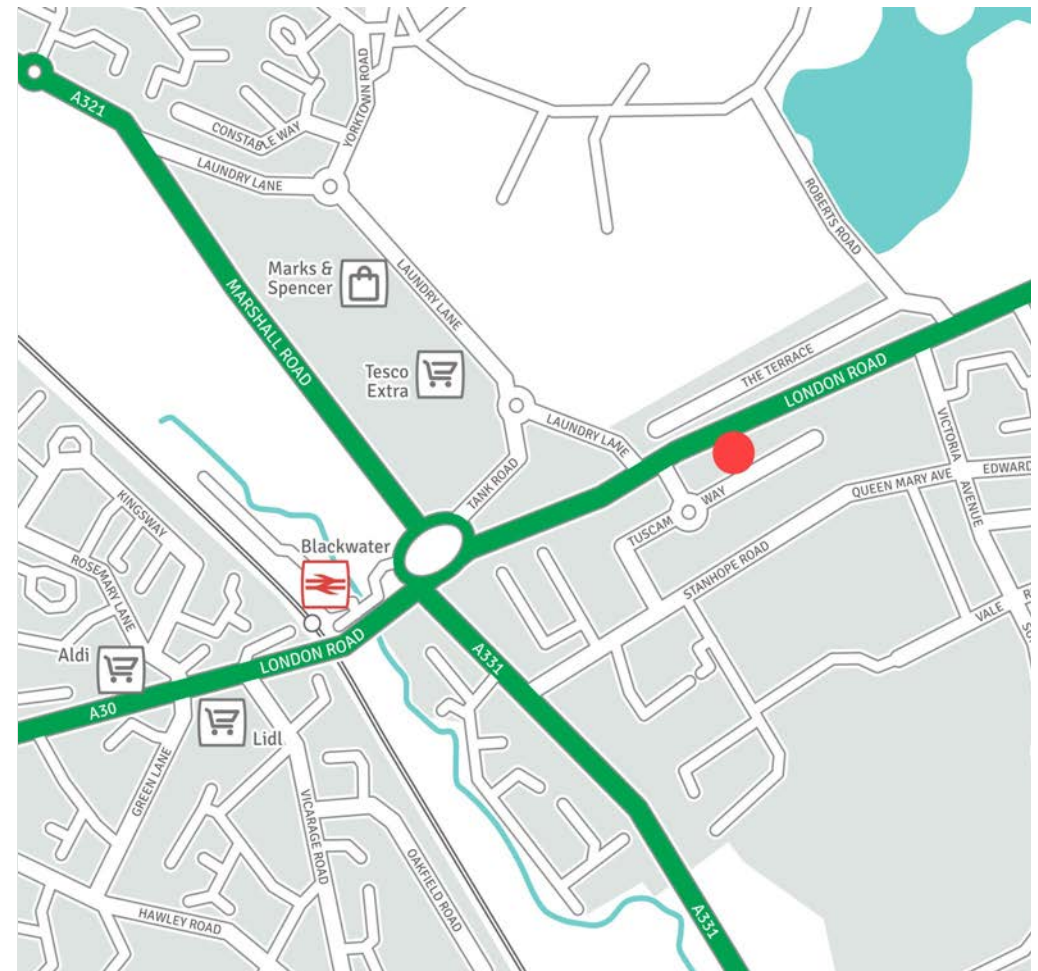
Accommodation

We have not undertaken a detailed measurement of the floor space but are advised that the property comprises circa 441 sq m (4,750 sq ft) GIA over ground and part first floor. The site area is circa 0.696 hectare (0.172 acre).

Note: Rapleys LLP have not measured the property and therefore the areas above should be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.



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Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer, if applicable
- Proposed timescales for exchange and completion
- Solicitors details

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Monday 01 July at 5pm** and should be submitted via email to **Marcus Warwick, Alun Jones** or **Stuart Kearney**.

Tenancy

The property is leased to Dolphin Head Group Holdings PLC at a rent of £61,400 pa expiring in January 2020. Dolphin Head Group Holdings PLC are not in occupation and the whole property has been sub-let to Babygear LLP. Please note, the sub-lease to **Baby Gear** has been excluded from part ii of the Landlord and Tenant Act 1954 and expires in January 2020.

Planning

The site is situated within the local authority boundary of Surrey Heath Borough Council and the property benefits from an existing A1 use class. The property may be suitable for alternative uses, subject to the necessary planning consents. Please note, we have not made any enquiries with Surrey Heath Borough Council and recommend that interested parties make their own enquiries.

Rating

We are advised that the Rateable Value for the property is £40,500 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

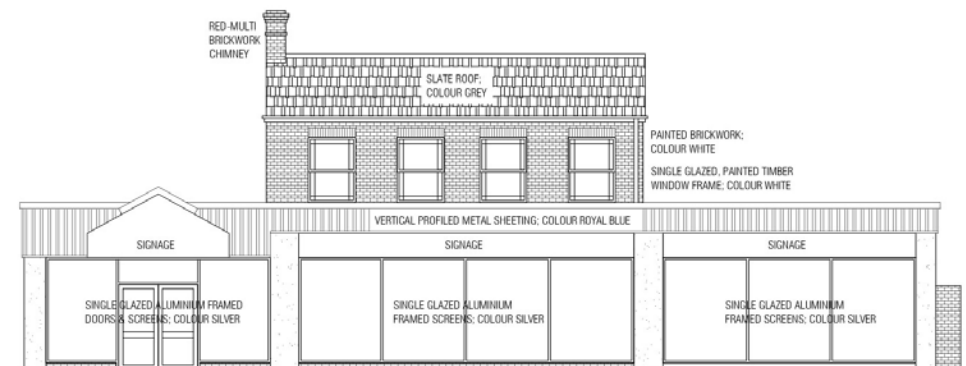
Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the joint agents.



FRONT (LONDON ROAD) ELEVATION

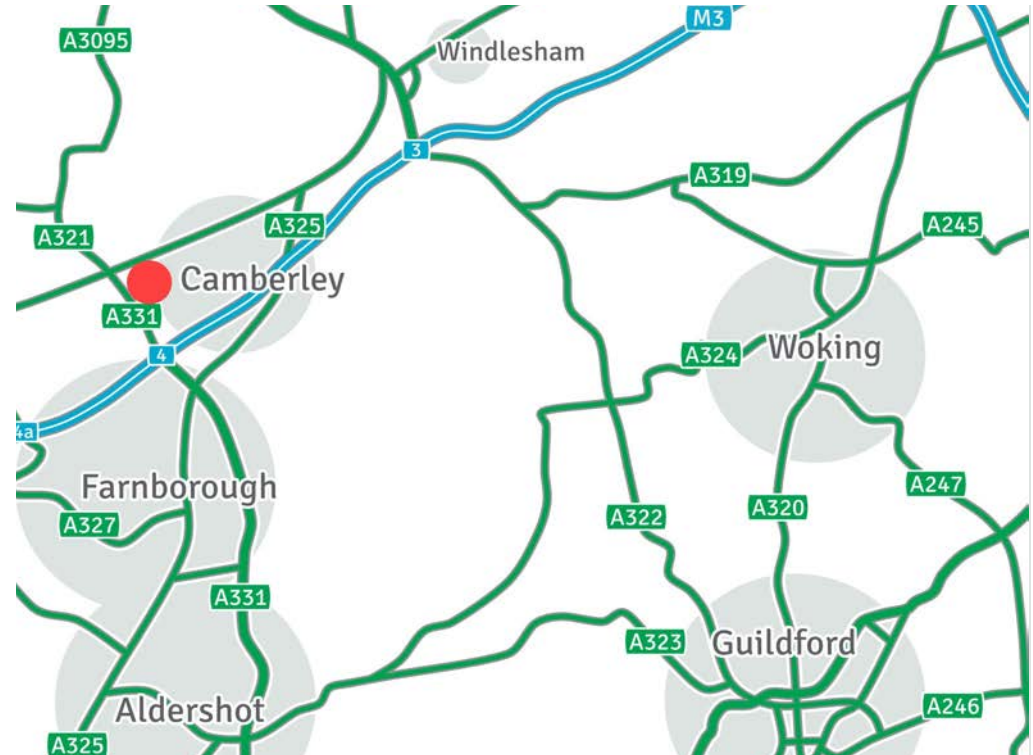
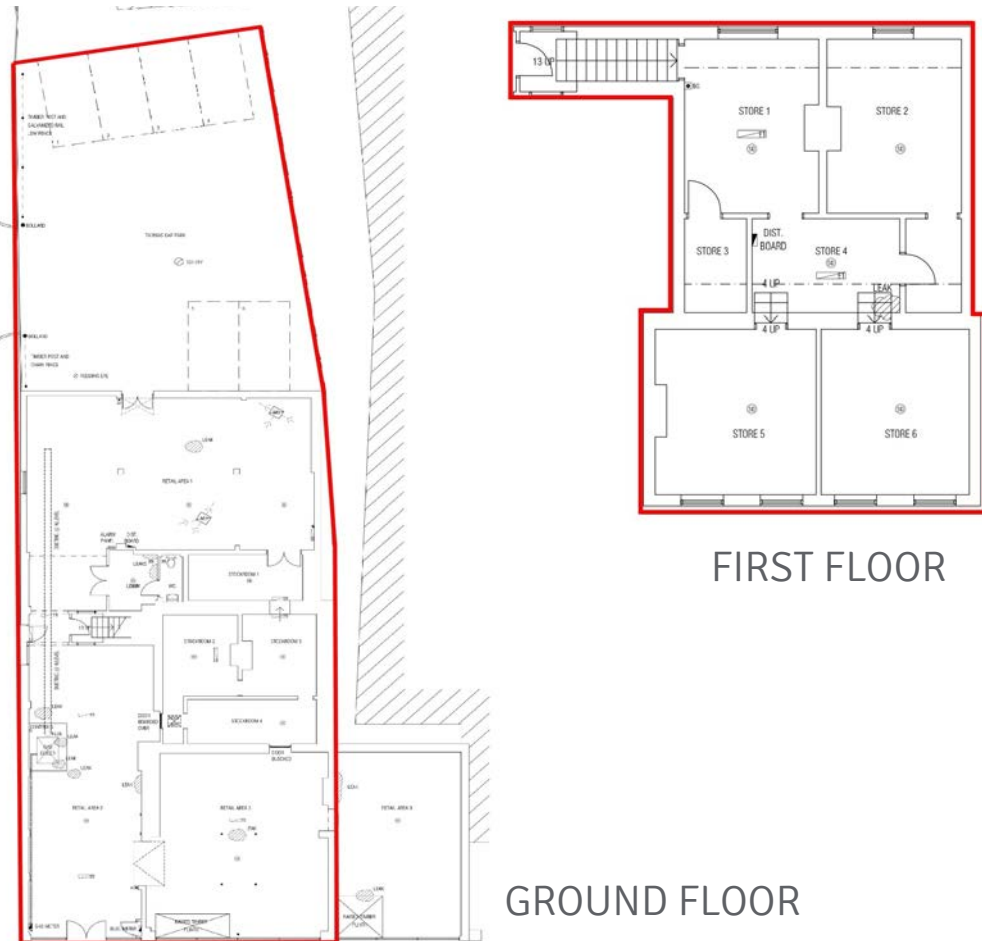
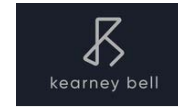


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