

lot 44

1A High Street, Camberley
Surrey GU15 3QU

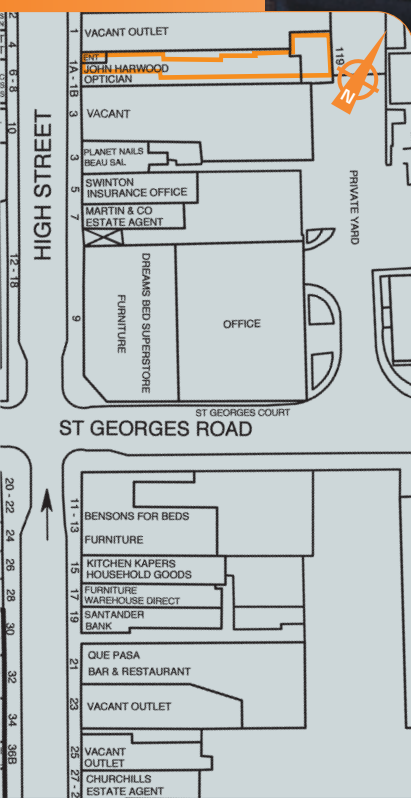
Rent
£25,500
per annum
exclusive

Freehold Retail & Office Investment

- Tenants include John Harwood Optometrists
- Includes self-contained offices within walking distance of Camberley Train Station
- Strong retail position in affluent town centre location
- Nearby occupiers include Dreams, Halifax and KFC
- Excellent access to M3 motorway (Junction 4)
- Six Week Completion Period Available



On behalf of
A Major Corporate



Location

Miles: 38 miles south-west of Central London
20 miles south-east of Reading
14 miles north-west of Guildford
Roads: A30 (London Road), A331, M3 (Junction 4)
Rail: Camberley Railway Station (London Waterloo)
Air: Heathrow Airport, Gatwick Airport

Situation

The property is situated on the east side of High Street, close to its junction with London Road (A30), in an established retail area with nearby occupiers include Dreams, Halifax and KFC. The Mall Camberley Shopping Centre is situated approximately 150 metres south-west of the property housing occupiers including Waterstones, Burger King and HMV.

Description

The property comprises a ground floor retail unit with self-contained offices above accessed via an entrance fronting High Street. The property also benefits from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	129.4 sq m (1,393 sq ft)	L C WREN, R H R BROUGHTON, REV J R HARWOOD, M H MCINDOE AND A ROURKE (trading in partnership as John Harwood Optometrists) (1)	20 years from 01/12/1996	£12,500	01/12/2011
First	Office	103.3 sq m (1,112 sq ft)	THE BEST CONNECTION GROUP LIMITED (2) (3)	10 years from 09/11/2001	£13,000	
Totals		232.7 sq m (2,505 sq ft)			£25,500	

(1) The John Harwood Partnership aims to provide the highest standards of professional eyecare. Highly trained optometrists using state of the art instrumentation provide a first class personal service. They have four practices in their independent group of optometrists, all of which have a permanent named practitioner in residence. (Source: www.johnharwood.co.uk)
(2) For the year ending 30th November 2010, The Best Connection Group Limited reported a turnover of £151,710,000, pre-tax profits of £4,132,000 and a net worth of £10,771,000. (Source: www.riskdisk.com 27/04/2011)
(3) Please note, the tenant is not currently in occupation.

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