

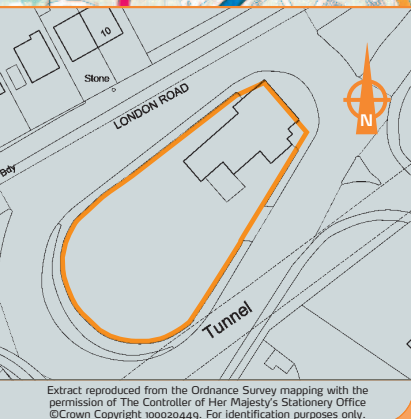
lot 32

# 1 London Road Camberley, Surrey GU15 3UZ

Rent  
**£69,500**  
per annum  
exclusive

## Freehold Retail Investment

- Entirely let to American Golf Discount Centre Limited on a 25 year lease until 2026
- Prominent position on main road (A30)
- Approximate site area of 0.125 hectares (0.31 acres) providing car parking for approximately 17 cars



### Location

**Miles:** 5 miles north of Farnborough  
9 miles north-west of Woking  
19 miles south-west of Reading  
**Roads:** A325, A30, M3 (Junction 3)  
**Rail:** Bagshot Railway Station, Camberley Railway Station  
**Air:** London Heathrow

### Situation

The property is situated less than 1 mile to the north-east of Camberley town centre on the roundabout at the intersection of the A30 (Chandon Road) and A325 (Portsmouth Road). There are a number of golf clubs located in the surrounding area with Fitness First and Falcon Fitness Camps also nearby.

### Description

The property comprises a large ground floor retail unit with basement storage and ancillary accommodation on the first floor. Planning permission has been granted for the erection of a single storey side extension, installation of an air conditioning unit and changes to the car parking layout – for more information go to [www.surreyheath.gov.uk](http://www.surreyheath.gov.uk) (Ref: 12/0855). The property also benefits from a site area of approximately 0.125 hectares (0.31 acres) providing 17 car parking spaces.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	258.00 sq m (2,777 sq ft)	<b>AMERICAN GOLF DISCOUNT CENTRE LIMITED (1)</b>	25 years from 03/10/2001 until 02/10/2026 on a full repairing and insuring lease (2)	£69,500	02/10/2011 and five yearly
Basement	Storage	20.25 sq m (218 sq ft)				
First	Ancillary	47.00 sq m (506 sq ft)				
<b>Totals</b>		<b>325.25 sq m (3,501 sq ft)</b>			<b>£69,500</b>	

- (1) For the year ending 7th January 2013, American Golf Discount Centre Limited reported a turnover of £97,336,000, pre-tax profits of £4,672,000 and a total net worth of £18,407,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 10/11/2014)
- (2) The lease is subject to a Schedule of Condition.

### For further details please contact:

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