

lot 36

67/73 Park Street, Camberley
Surrey GU15 3PE

Rent
£64,052
per annum
exclusive

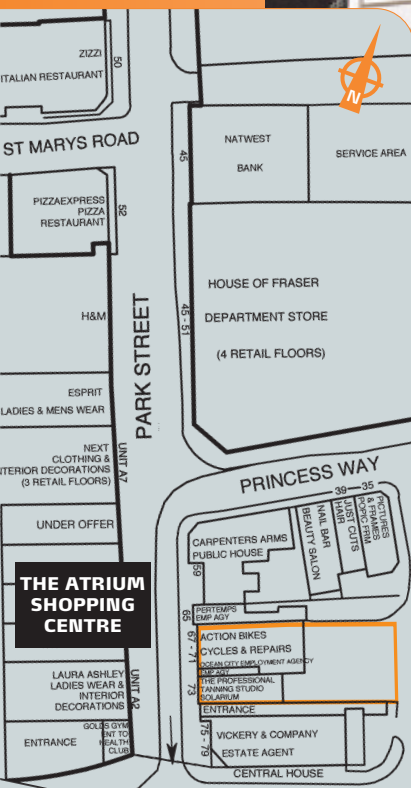
Freehold Retail & Office Investment in
Affluent Commuter Town

- Prominent town centre position directly opposite The Atrium Shopping Centre and some 25 metres from The Mall Shopping Centre housing over 90 occupiers including House of Fraser and Primark

- Nearby occupiers include Laura Ashley, Next, NatWest Bank and Pizza Express
- Active management opportunities
- 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, A331, M3 (Junction 4)

Rail: Camberley Railway Station (London Waterloo)

Air: Heathrow Airport, Gatwick Airport

Situation

The property is situated in a prominent town centre position on the pedestrianised Park Street, directly opposite The Atrium Shopping Centre housing occupiers such as Starbucks, Prezzo, Wagamama and Chiquito as well as Bowlplex Bowling Alley and Vue Cinema, and some 25 metres from The Mall Shopping Centre housing over 90 stores

including House of Fraser and Primark. Other nearby occupiers include Laura Ashley, Next, NatWest Bank and Pizza Express.

Description

The property comprises two ground floor retail units with three self-contained office suites on first and second floors, accessed from Park Street. The property also benefits from a service yard and car parking to the rear, accessed from Albert Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversions |
|------------------|----------------|---------------------------------|---|---------------------------|----------------|------------|
| Ground 67/69 | Retail/Storage | 209.8 sq m (2,259 sq ft) | ACTION BIKES LIMITED (t/a Cycle Store) (1) | 5 years from 13/11/2009 | £34,000 | 13/11/2014 |
| Ground 73 | Retail | 89.6 sq m (964 sq ft) | K MELNYK (t/a The Professional Tanning Studio) (2) | 10 years from 21/10/2004 | £22,000 | 25/10/2014 |
| First (Suite 1) | Office | 116.3 sq m (1,252 sq ft) | SPRING PERSONNEL LIMITED (3) | 3 years from May 2011 (4) | £8,052 | 05/2014 |
| Second (Suite 2) | Office | 55.6 sq m (598 sq ft) | VACANT POSSESSION | | | |
| Second (Suite 3) | Office | 26.7 sq m (287 sq ft) | VACANT POSSESSION | | | |
| Totals | | 498.0 sq m (5,360 sq ft) | | | £64,052 | |

(1) Action Bikes stock mountain, BMX, racing, hybrid/town, trail, juniors trails and slalom cycles and also deal in electric power assisted cycles. (Source: www.westsurreyctda.org.uk 27/04/2011) (2) The Professional Tanning Studio are founder members of The Sunbed Association and offer the very latest high powered sunbeds and private spray tan booths with professional fully trained staff currently operating from three branches in England. (Source: www.tanningstudios.co.uk 27/04/2011) (3) Spring Personnel is the largest local recruitment agent and specialises in all aspects of office-based and industrial recruitment operating from over 50 branches throughout the UK (Source: www.springpersonnel.com 27/04/2011) (4) Under the terms of the lease, the tenant has an option to determine on the first and second anniversary of the term, upon 6 months' prior written notice.

For further details please contact:

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