

lot 9

68A/70 High Street and 2 Princess Way  
Camberley, Surrey GU15 3RS

Rent  
**£45,000**  
per annum  
exclusive

Freehold Retail Investment

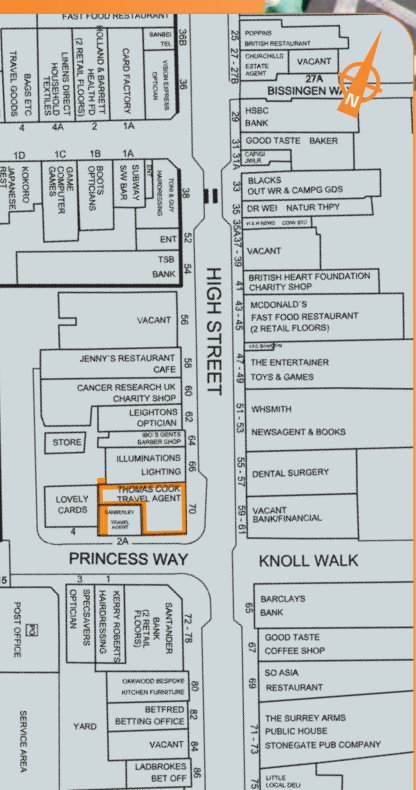
- Entirely let to TCCT Retail Limited (t/a Thomas Cook) with guarantee, on a new lease
- Prominent corner position on affluent Surrey town High Street

- Close to The Mall Shopping Centre
- Nearby occupiers include McDonald's, WH Smith, Santander and Barclays Bank



The Mall Shopping Centre

On the Instructions of  
a Major Fund Manager



**Location**

Miles: 1 mile from M3  
10 miles from the M25  
29 miles from Central London  
Roads: M3, M25  
Rail: Camberley Rail Station (300 metres)  
Air: London Gatwick, London Heathrow

**Situation**

The property is situated in a prominent corner location on the western side of the High Street at its junction with Princess Way, both of which provide access to The Mall Shopping Centre, which houses occupiers including Primark, New Look, Boots, Burger King and Sainsbury's. Other nearby occupiers include McDonald's, WH Smith, Santander and Barclays Bank.

**Description**

The property comprises a corner unit benefitting from return frontage, with retail/ancillary accommodation on the ground floor and further ancillary accommodation over first and second floors. In addition, there is self-contained office accommodation over first and second floors, accessed from Princess Way.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
68A/70 High Street	Ground	Retail/Ancillary	109.72 sq m (1,181 sq ft)	<b>TCCT RETAIL LIMITED (t/a Thomas Cook) (1) (2)</b>	5 years from 24/02/2016 on a full repairing and insuring lease	£45,000 (3)	24/02/2021
	First	Ancillary	27.03 sq m (291 sq ft)				
	Second	Ancillary	14.86 sq m (160 sq ft)				
2 Princess Way	First	Office	57.32 sq m (617 sq ft)				
	Second	Office	45.71 sq m (492 sq ft)				
<b>Totals</b>			<b>254.64 sq m (2,741 sq ft)</b>			<b>£45,000</b>	

- (1) The lease is guaranteed by Thomas Cook Group UK Limited. Started in 1841, Thomas Cook Group is the oldest and best known name in leisure travel with 23 million customers every year. The group is supported by approximately 27,000 employees and operates from 17 countries. (Source: www.thomascook.com 23/02/2016)
- (2) The Tenant has sublet 2 Princess Way which is currently trading as Lee & Company Solicitors.
- (3) For the purpose of clarification, TCCT Retail Limited will benefit from a 6 month rent free period from 25/03/2016 expiring on 24/09/2016. The seller has agreed to adjust the completion monies so that the unit will effectively produce £45,000 p.a.x. from completion of the sale.

**For further details please contact:**

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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