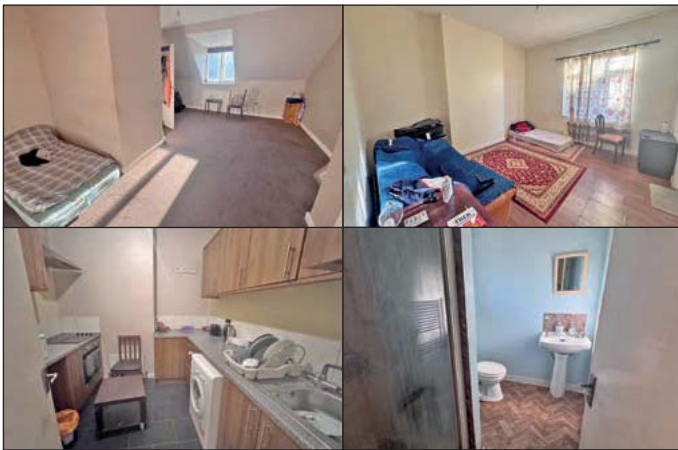




All enquiries Ref: James Paterson



Flat 1



Flat 2

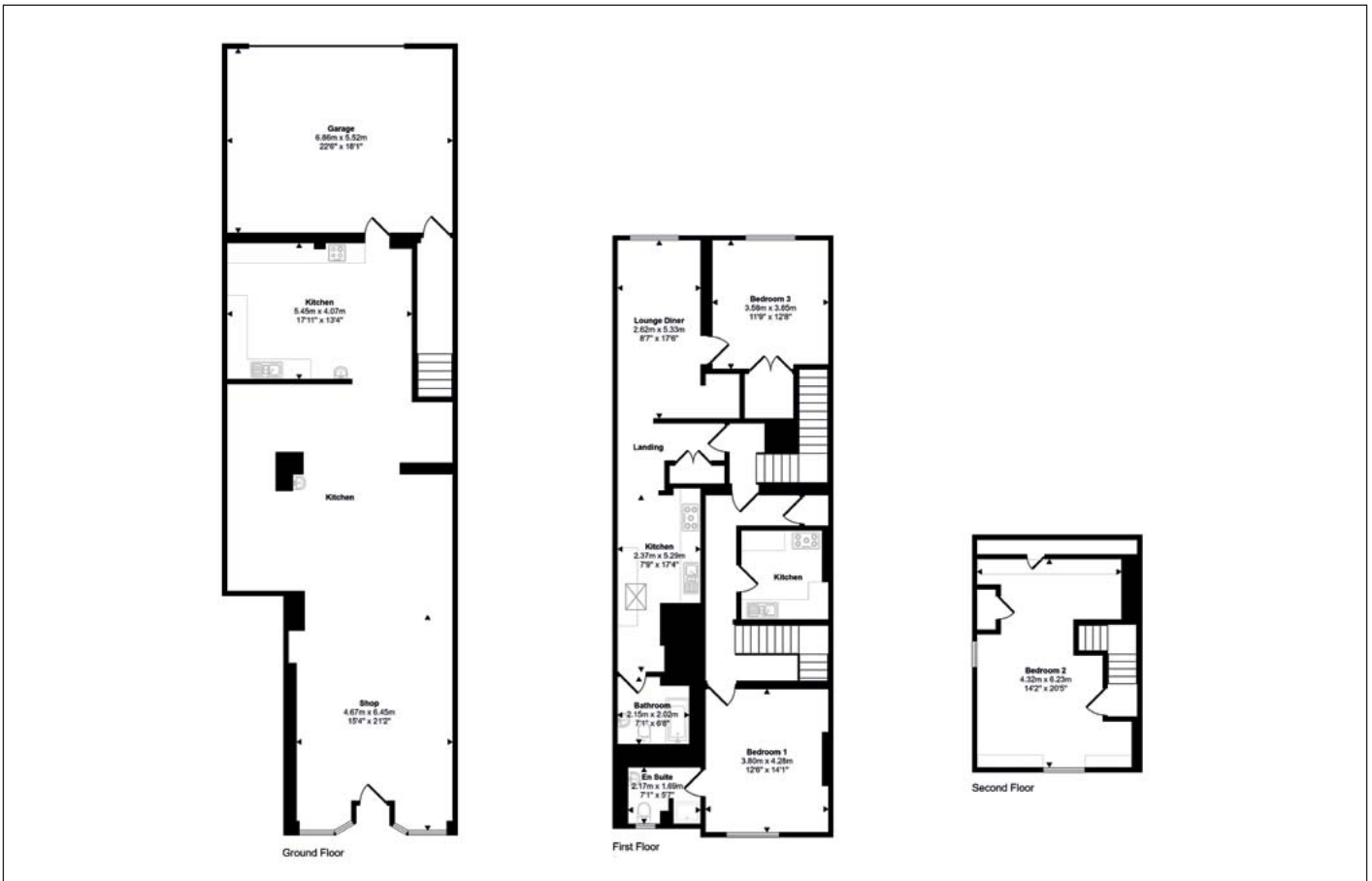
- Freehold three floor mid terrace building arranged as ground floor restaurant/take away together with two self-contained flats above.
- Rear parking area for 6 cars
- Investment

Location:

The property sits in the heart of Camberley's High Street, between its junctions with Princess Way and Pembroke Broadway. Nearby multiple retailers to McDonald's, Subway, Wetherspoons, Betfred and Ladbrooks book makers, Santander and Barclays banks and The Entertainer Toy Shop amongst many others. Public transport links include Camberley mainline rail station which provides some direct services to London Waterloo, together with a network of local bus services serving the surrounding vicinity. Road links include the A30 and M3. Recreational pursuits can be enjoyed locally at the open spaces of Watchetts Recreation Ground and London Road Recreation Ground.



Shop



Description:

Freehold three floor mid terrace building arranged as ground floor restaurant/take away together with two self-contained flats above.

Accommodation:

Unit:	Floor:	Accommodation:	Tenancy/Rent:	EPC Rating:	Council Tax Band:	Gross Internal Area (Source EPC):
BBQ Pit	Ground	Front restaurant area, two kitchen areas, office, WC, store cupboard, rear covered area with two commercial freezers	Let on a lease for a term beginning on and including 4th March 2016 ending on and including 3rd March 2036 at a rent of £23,000 plus VAT per annum	B	N/A	Approx 106 sq m (1,140 sq ft)
Flat 1	First and Second	Second floor: One room First floor: One bedroom with en-suite, shower room/WC, kitchen, hallway	The property is let on an AST (holding over) at a rent of £890 per calendar month.	C	B	Approx 69 sq m (742 sq ft)
Flat 2	First	One bedroom, reception room, kitchen bathroom/WC	The property is let on an AST for a term of 12 months from 23rd September 2025 at a rent of £920 per calendar month.	D	B	Approx 54 sq m (581 sq ft)

Outside: Rear parking area for 6 cars

Rent reserved:

£44,720 per annum

Note:

VAT is applicable to the sale

Potential:

The building may be suitable for a rear extension to provide additional accommodation subject to planning permission and consents.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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