

Matthew Pellereau

Commercial Property Consultants

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Ref: R/1063

CAMBERLEY

PURPOSE BUILT CAR SHOWROOM IDEAL FOR VARIOUS ALTERNATIVE USES (Subject to Planning Consent)

126.34 m² / 1360 sq. ft.

TOTAL SITE AREA 5,000 sq. ft. (0.115 acres)

TO LET / FOR SALE FREEHOLD



ADDRESS: 139 FRIMLEY ROAD, CAMBERLEY, SURREY. GU15 2PS

LOCATION: The Property is located on the busy Frimley Road (A321) which Links Camberley with Frimley and the M3. This is a busy and popular local shopping area with a mixture of Retail Restaurant, Office and Residential uses in the immediate vicinity.

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139 Frimley Road, Camberley

DESCRIPTION: The property comprise a single storey purpose built car showroom together with office, store and toilet accommodation set behind a tarmac car display / car park area of approx 2,900 sq ft.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the floor areas as follows:

Car Showroom	94.75 m ² / 1020 sq. ft.
Office / Store	31.59 m ² / 340 sq. ft.

Total Gross Internal Area 126.34 m² / 1,360 sq. ft.

Frontage to Frimley Road 13.26 m (43.5 ft)

Total Site Area Approx 5,000 sq ft 0.115 acres

AMENITIES:

- * Lowered ceiling and recessed lighting to Car Showroom
- * Gas fired hot air blower
- * WC facility

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

PLANNING: The Property has established use for Car Sales related uses but has potential for other Retail and Quasi Business or Residential uses subject to the usual Planning Consents.

TERMS: The Property is available either: (a) To Let on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £30,000 per annum exclusive of rates or (b) For Sale Freehold with full vacant possession at a price of £450,000. We confirm that the Property is not registered for VAT, thus VAT will not be payable.

RATES: The Property is described as Showroom and Premises and has a current Rateable Value of £23,000 – Rates payable £10,567.34. (2010 / 2011)

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the sole Agents:-

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