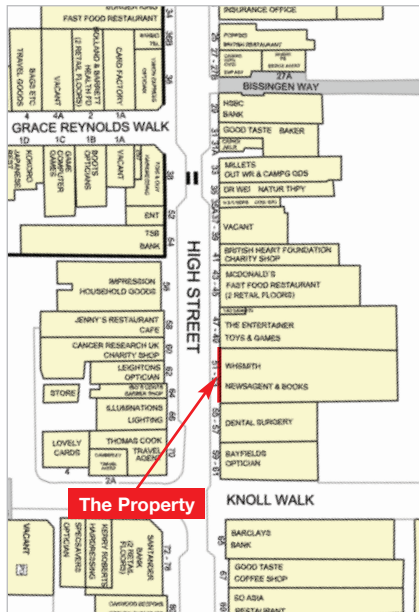


Camberley
51-53 High Street
Surrey
GU15 3RB

- Well Located Freehold Shop Investment
- Comprising a total of 848.7 sq m (9,135 sq ft)
- Entirely let to WH Smith Retail Holdings Ltd
- Includes a Post Office counter
- Attractive Surrey commuter town
- Close to McDonald's and The Mall Shopping Centre
- Potential to convert upper floors (1)
- Current Rent Reserved

£75,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Camberley is a popular and affluent commuter town with an established retail core, situated adjacent to the M3 Motorway (Junction 4) about 30 miles south-west of Central London. The M25 Motorway (Junction 12) is 10 miles to the north-west and the M4 Motorway (Junction 10) is 8 miles north. The town also enjoys frequent rail services to London Waterloo, with a fastest journey time of 1 hour 12 minutes.

The property is located on the east side of the High Street, between its junctions with Knoll Walk and St George's Road. The Mall Camberley Shopping Centre is diagonally opposite and McDonald's is close by.

Other occupiers close by include The Entertainer (adjacent), Barclays, Card Factory, HSBC, Ladbroke's, Wilko, Thomas Cook, Santander and Burger King, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a large ground floor shop, with a Post Office counter and storage, office and staff accommodation on the first floor. The second floor is accessed via a trap door only and is not used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	11.35 m	(37' 3")
Net Frontage	10.00 m	(32' 9")
Shop Depth	42.60 m	(139' 9")
Built Depth	42.90 m	(140' 9")
Ground Floor	418.0 sq m	(4,499 sq ft)
First Floor	348.5 sq m	(3,751 sq ft)

Second Floor (1)	82.2 sq m	(885 sq ft)
Total	848.7 sq m	(9,135 sq ft)

(1) The second floor has not been inspected by Allsop. Area stated has been sourced from the VOA website.

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LIMITED for a term of 5 years from 28th February 2017 at a current rent of £75,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,200+.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2016, WH Smith Retail Holdings Ltd reported a turnover of £175.1m, a pre-tax profit of £75.3m, shareholders' funds and a net worth of £461.2m. (Source: Experian 18.09.2017.)

Planning (1)

The upper floors may lend themselves to residential redevelopment, subject to the existing lease and obtaining all necessary consents. All enquires should be made to Surrey Heath Borough Council. Website Address: www.surreyheath.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 51 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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