

# PROMINENT PARADE WITH LOCK-UP SHOPS AVAILABLE



## TO LET

517 – 1,104 ft<sup>2</sup> (48 m<sup>2</sup> - 97 m<sup>2</sup>) Plus Rear Annex Building

**406 & 410, YORKTOWN ROAD, SANDHURST, GU47 0PR**

**7 Alexandra Road  
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- ▶ **PROMINENT SHOPS WITH CUSTOMER PARKING**
- ▶ **Adjacent to Aldi Store**
- ▶ **On a Busy Road Accessing Sandhurst & College Town**
- ▶ **Separate Treatment Room Behind 410**
- ▶ **NO VAT**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Situated on the Yorktown Road (College Town end) located West of Camberley Town Centre. Sandhurst has a diverse mixture of local shops within walking distance including a Next, Costas, Aldi and The Meadows shopping centre the latter of which is occupied by Marks & Spencers and Tesco.

Junction 4 of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

## DESCRIPTION

Two prominent lock-up shops of good size and width, set within a popular shopping parade located on the busy Yorktown Road. There is customer parking to the front of the shops.



Picture showing retail area of 410

## ACCOMMODATION (approximate floor areas)

### SHOP 406

Shop Area	527 ft <sup>2</sup>	(49 m <sup>2</sup> )
Rear Office	60 ft <sup>2</sup>	(5.5 m <sup>2</sup> )
<b>Total</b>	<b>587 ft<sup>2</sup></b>	<b>(54.5 m<sup>2</sup>)</b>

## SHOP 410 (Plus Annex Building)

Shop Area	517 ft <sup>2</sup>	(48.0 m <sup>2</sup> ) Plus Kitchen
Rear Annex/Treatment Building	392 ft <sup>2</sup>	(36.4 m <sup>2</sup> )
<b>Total</b>	<b>909 ft<sup>2</sup></b>	<b>(84.4 m<sup>2</sup>)</b>

## LEASE

Available on new lease/s, with length of term by agreement.

## RENT

Shop 406	£19,500 pax.
Shop 410	£23,500 pax

## VAT

We understand from our client that the property has not been registered for VAT, therefore the rent will not be charged with VAT.

## BUSINESS RATES

Shop 406	A Rateable Value of £12,250
Shop 410	A Rateable Value of £13,250

Please note that both Rateable Values will have small business rates relief on the basis that the property will be your own business premises, with more information on application.

## PARKING

Further information on application.

## ENERGY PERFORMANCE CERTIFICATES

406 Yorktown Road

51-75

**C**

72 C

410 Yorktown Road

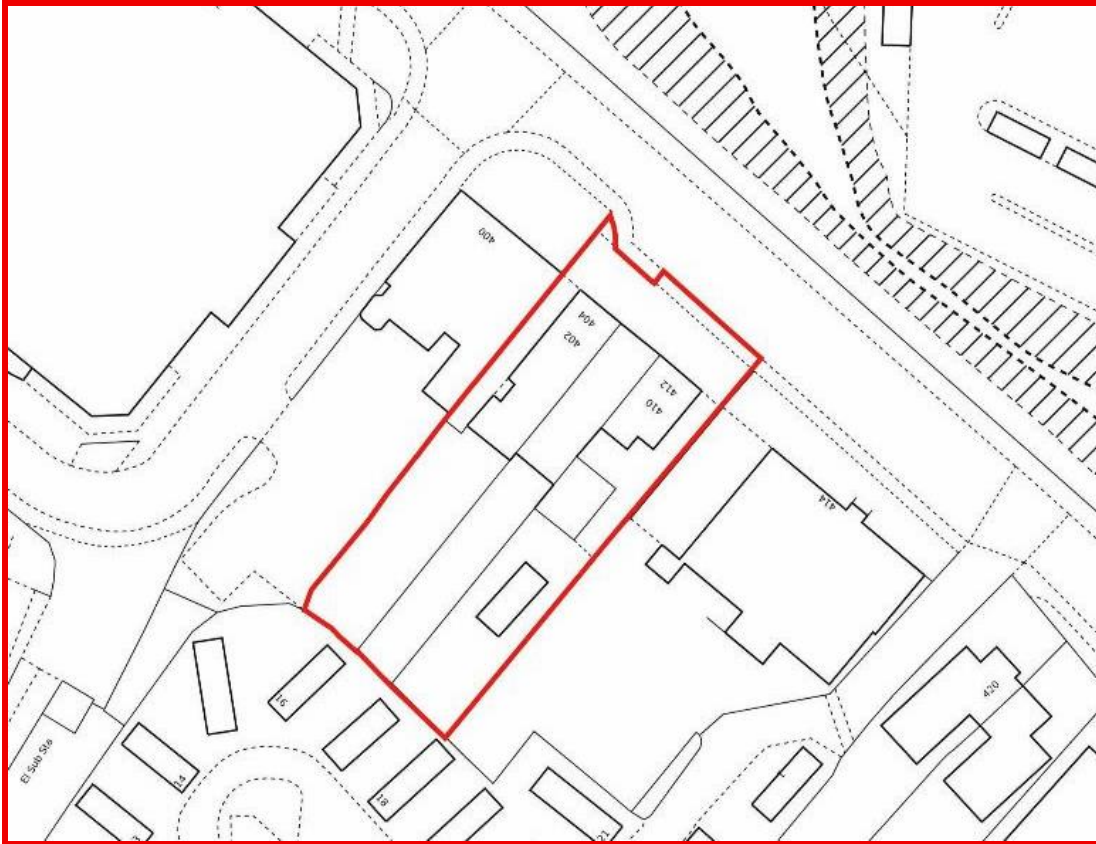
51-75

**C**

56 C

## LEGAL COSTS

Each party to pay their own legal costs in the matter.



Plan not to scale

## VIEWING

Strictly through the Sole Agent:

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**REF**  
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