

**LITY FOODS**  
CASH & CARRY 01252 940988

 **May Natural Health**  
Acupuncture Tuina Massage Taichi Chinese herbs & Teas  
針灸 推拿 中草藥 太極 綠茶  
Tel: 01276 423510 www.maynaturalhealth.com 313 London Rd

**SOPHIA'S**  
HAIR & BEAUTY STORE  
315 London Road - Camberley



**Owen Isherwood**  
CHARTERED SURVEYORS

**FREEHOLD INCOME PRODUCING INVESTMENT**  
**FOR SALE**  
544.11 sq. ft. (50.55 sq. m.)  
**313 LONDON ROAD, CAMBERLEY, HAMPSHIRE GU15 3HE**



## LOCATION

The premises are situated on the south side of London Road (A30) along a service road within a prominent secondary parade of shops and a short distance from Camberley town centre. Camberley railway station is just under 0.5 miles from the property.

## DESCRIPTION

The property comprises mainly open plan ground floor retail unit, along with separate staff/kitchen area and WC. There is parking included to the rear of the unit.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Retail Area	488.68	45.40
Store/Kitchen	55.43	5.15
<b>Total</b>	<b>544.11</b>	<b>50.55</b>

## TENURE

The property is let on a 5-year effective Full Repairing & Insuring Lease to Lucky Natural Health Ltd from 12<sup>th</sup> May 2023, at a rent of £13,500 p.a.

The Flat above has been sold off on a 125-year Long Lease dated 23<sup>rd</sup> August 2016 (118 years unexpired) and is currently paying a Ground Rent of £300 p.a.

## PRICE

£175,000

## RATES

Rateable Value: £10,000

100% Small Business Rates Relief for Eligible Occupiers.

## EPC

C - 63

## LEGAL COSTS

Each party to bear their own legal costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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## CONTACT

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