

PROMINENT TWO STOREY RETAIL/OFFICE BUILDING LOCATED ON A BUSY ARTERIAL ROAD



TO LET

1,245 ft² (115.73 m²)

Class E Use

**93 MYTCHETT ROAD, MYTCHETT, CAMBERLEY,
GU16 6ES**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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- ▶ **Prominent Retail/Office Building with front & Rear Parking with EV Charger (front)**
- ▶ **Air Conditioning to Shop Area & Air Source Heat Pump**
- ▶ **Busy Arterial Road Location**
- ▶ **Re-fitted in recent times including kitchen/kitchenette, GF toilet/FF bathroom**
- ▶ **First Floor 4 Separate Offices**
- ▶ **Ground Floor Open Plan Retail/Office**
- ▶ **Solar Panels to reduce the cost of electricity & High Efficiency Water Tank**

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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:

The premises is located on the Mytchett Road (B3411) offering good visibility to this busy arterial road. Mytchett offers good central access to the local towns of Camberley, Farnborough and Aldershot, as well as the local villages of Frimley Green, Ash Vale, Deepcut and Frimley. The Blackwater Relief Road (A331) is only a short drive away via the Coleford Bridge Road junction allowing access onto the road heading North connecting to Junction 4 of the M3 within minutes.



Both Ash Vale and North Camp stations are within a short drive with the former having a London Service to Waterloo (approximately 35 minutes). Within approximately 15 minutes you can reach Farnborough airport with it's executive flight services.

DESCRIPTION

The property comprises a ground floor Retail/Office rectangle in shape, with a large separate kitchen, a further kitchenette located within a rear lobby with toilet and rear door access. The first floor comprises 4 separate rooms (most recently used as offices) and a bathroom.

Externally there are 2 parking spaces to the front of the shop, and side vehicle access leads to the rear car park, where 3 parking spaces will be reserved for the building.



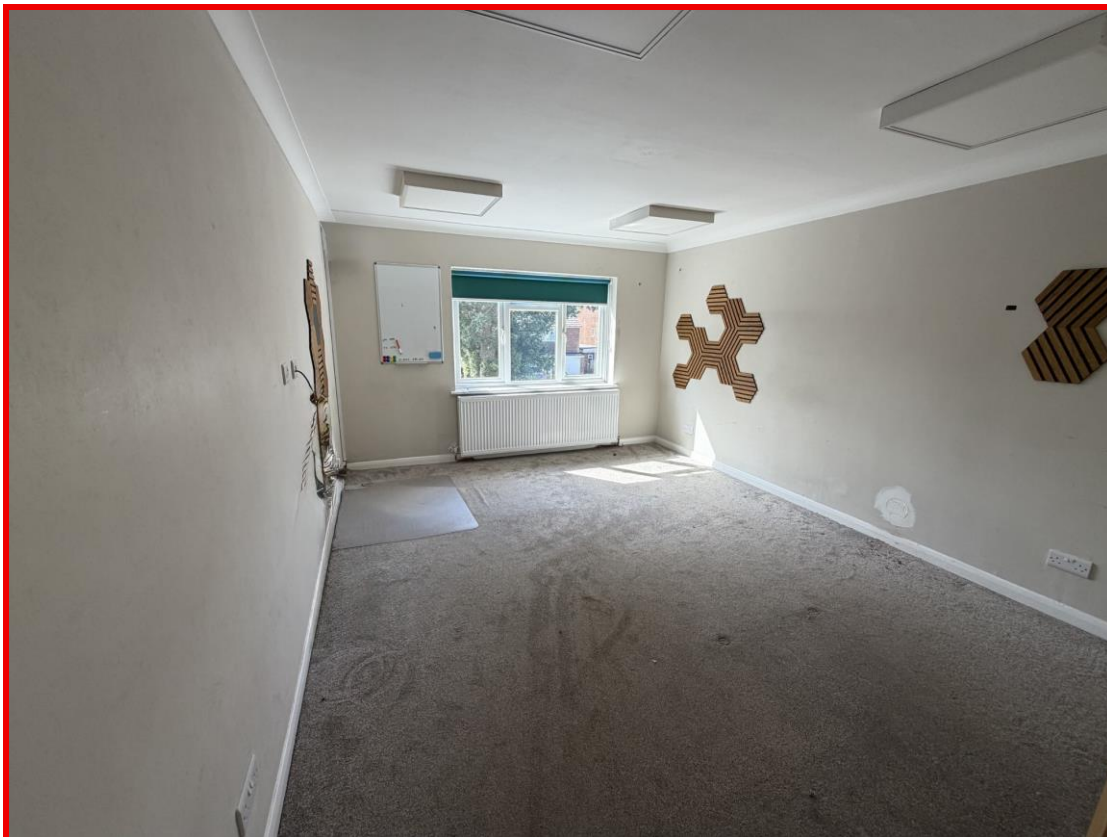
Picture shows ground floor office/retail area



Picture shows ground floor full sized kitchen with rear door access



Pictures showing one of the first floor offices



Pictures showing another of the first floor offices

ACCOMMODATION

Premises approximate measurements and floor areas as follows:-

Ground Floor:

Retail/Office Area	429 ft ²	39.87 m ²
Rear Kitchen	148 ft ²	13.80 m ²
Rear Lobby Kitchenette/Toilet	65 ft ²	6.00 m ²
First Floor (plus bathroom):		
4 x offices	603 ft ²	56.06 m ²
Total Area	1,245 ft²	115.73 m²



LEASE The premises are available on a new lease, with the length of lease by agreement.

RENT A rent of £27,500 pax.

BUILDINGS INSURANCE Very approximately £600.

VAT The property is elected for VAT, so VAT will be chargeable on the rent.

USE We believe the use will fall into the Class E classification, but it is up to interested parties to make their own enquiries as regards their proposed use being acceptable at the premises.

OCCUPATION TIMING As soon as the legal work is completed.

BUSINESS RATES A rateable value of £13,000 which equates to approximate rates payable of £4,966 on the basis of retail/leisure business rate @ £0.432 pence in the pound. However, if the premises are to be your only business premises, then we believe this rate will be discounted down to £1,698.65 under the provisions of the small business rates relief for the year March 2026/2027, but we do recommend interested parties check the business rates information with Surrey Heath Borough Council 01276 707100.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent:**

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REF No.
26/028C