

# PRIME UNIT TO LET



## CAMBERLEY

### 12 GRACE REYNOLDS WALK THE SQUARE SHOPPING CENTRE

#### DESCRIPTION & LOCATION

The Square Shopping Centre comprises over 150 units and totals in excess of 540,000 sq ft, being the destination for retail in the successful and lively Surrey town of Camberley. Occupiers include **Primark, TK Maxx, Boots, Sainsbury's** and **JD Sports** alongside a host of other national and independent retail and catering brands.

The subject unit sits on Grace Reynolds Walk immediately adjacent to **Fone World** and in close proximity to **TK Maxx, Deichmann, Kokoro** and **Ryman**.

#### ACCOMMODATION

Arranged over Ground Floor only and comprising the following approximate floor areas and dimensions:

Initial Width	16 ft 0 ins	4.87 m
Shop Depth	46 ft 11 ins	14.3 m
Ground Floor Sales *	750 sq ft	69.7 sq m
Ground Floor Storage	260 sq ft	24.1 sq m

\*The sales area could be extended through the storage area.

#### TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

#### RENTAL

£21,500 pax.

#### SERVICE CHARGE

The service charge for the current budget year is approximately £13,074.

#### BUSINESS RATES

Rateable Value from April 2026	£25,750.00
Rates Payable 2026/2027	£9,836.50

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

#### EPC

The EPC rating for this unit C-64.

#### ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

#### FURTHER INFORMATION

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#### JOINT AGENTS

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