

Particulars

Commercial Property Surveyors

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01276 538300

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

****PRELIMINARY DETAILS****

FORMER HEALTH AND FITNESS/SOCIAL CLUB / "CLASS E" PREMISES

TO LET

**4,925 sq ft / 9,850 sq ft
(457.5 sq m / 915.0 sq m)**



2 PEMBROKE BROADWAY, CAMBERLEY, GU15 3RS – 1ST & 2ND FLOORS

- Prime & Prominent Position
- Opposite Main Line Station
- Close To Ladbroke's, Santander & Barclays
- Great Value From £10.00 Per Sq Ft
- 1st & 2nd Floors
- Very Prominent
- "Class E" Uses
- Formerly A Health & Fitness Club
- EPC – "C" 67

LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, M3 motorway (junction 4) and A331 Blackwater Valley Relief Road. Camberley has a wealthy catchment population with car and home ownership significantly above the national averages.

2 Pembroke Broadway is in a central, prime location in the High Street, close Barclays Bank, Ladbrokes, Santander, Bet Fred and McDonalds and is also close to The Square shopping centre (360,000 sq ft of retail space). Camberley also offers "The Atrium" which provides retail premises (Pandora, The Works, H & M and Sports Direct) and leisure and restaurant outlets (including a Vue cinema, ten pin bowling, Pure Gym, Starbucks, Wagamama's, Chiquito's, Five Guys, Wildwood, Taco Bell, Zizzi, Pizza Express and Nando's).

DESCRIPTION

2 Pembroke Broadway is above 88-90 High Street, a public house and restaurant premises. The accommodation is the whole of the first and second floors and the relevant planning permission is "Health and Social Club comprising dance studio, spa area, solarium, steam baths, gymnasium, toilet facilities, bar, restaurant café, and snooker area" and generally, these uses now fall under "Class E". The space currently presents as a vacant former Health and Social Club in poor condition but can/will be stripped out as appropriate.

The first and second floors provide approx. 9,850 sq ft (net internal) and 12,300 sq ft (gross internal) of floor space and the space is accessed from a separate private ground floor entrance in Pembroke Broadway (opposite the railway station) but can also potentially be linked internally from the public house/restaurant premises below, which are also available. The accommodation will need considerable upgrading works.

AREA	First Floor Area (net internal) approx.	4,925 sq ft	457.5 sq m
	Second Floor Area (net internal) approx.	4,925 sq ft	457.5 sq m
	Total Floor area (net internal) approx.	9,850 sq ft	915.0 sq m

LEASE

A new lease or leases are offered on full repairing and insuring terms for a period to be agreed, the lease or leases will incorporate upward only rent reviews at regular intervals and will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. The ground floor is also available separately or can be offered together with the upper floors. The rent would be paid quarterly in advance.

RENT

The 1st & 2nd floors are offered from £10.00 per sq ft per annum exclusive plus VAT. The public house and restaurant below is offered separately at £128,000 per annum exclusive plus VAT.

BUSINESS RATES

The Rateable Value for the first and second floors is £28,250 and the Business Rates payable would be approx. £14,100 for the year April 25 to April 26. The Rateable Value is increasing in April 26 to £33,000 but the rate in the pound is being reduced to 38.2p and so the Business Rates payable should be approx. £13,000 for the year April 26 to April 27

POSSESSION AND VIEWING

The premises are vacant and available straight away, subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: nigel.dickason@dbre.co.uk
07958 651566



e mail: lb@laurencebird.co.uk
07971 183827

Misrepresentation Clause:

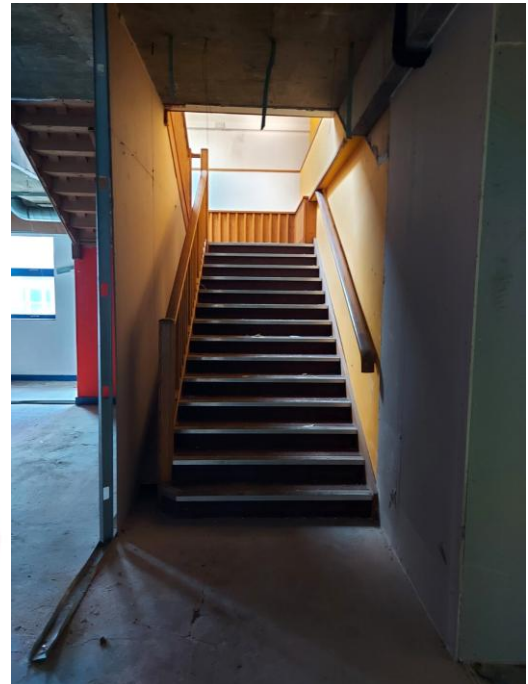
The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

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2 PEMBROKE BROADWAY – ENTRANCE AND 1ST FLOOR

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2 PEMBROKE BROADWAY – 2ND FLOOR & BLOCK

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