



139 Frimley Road, Camberley, Surrey, GU15 2PS
To Let: Sui Generis - Ideal for Car Showroom with Sales Forecourt /
Hand Car Wash

1,322 Sq ft - 3,722 Sq ft (122.82 sqm - 345.78 sqm)



Available Immediately
Flexible Terms
£32,000 per annum



Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.



Description

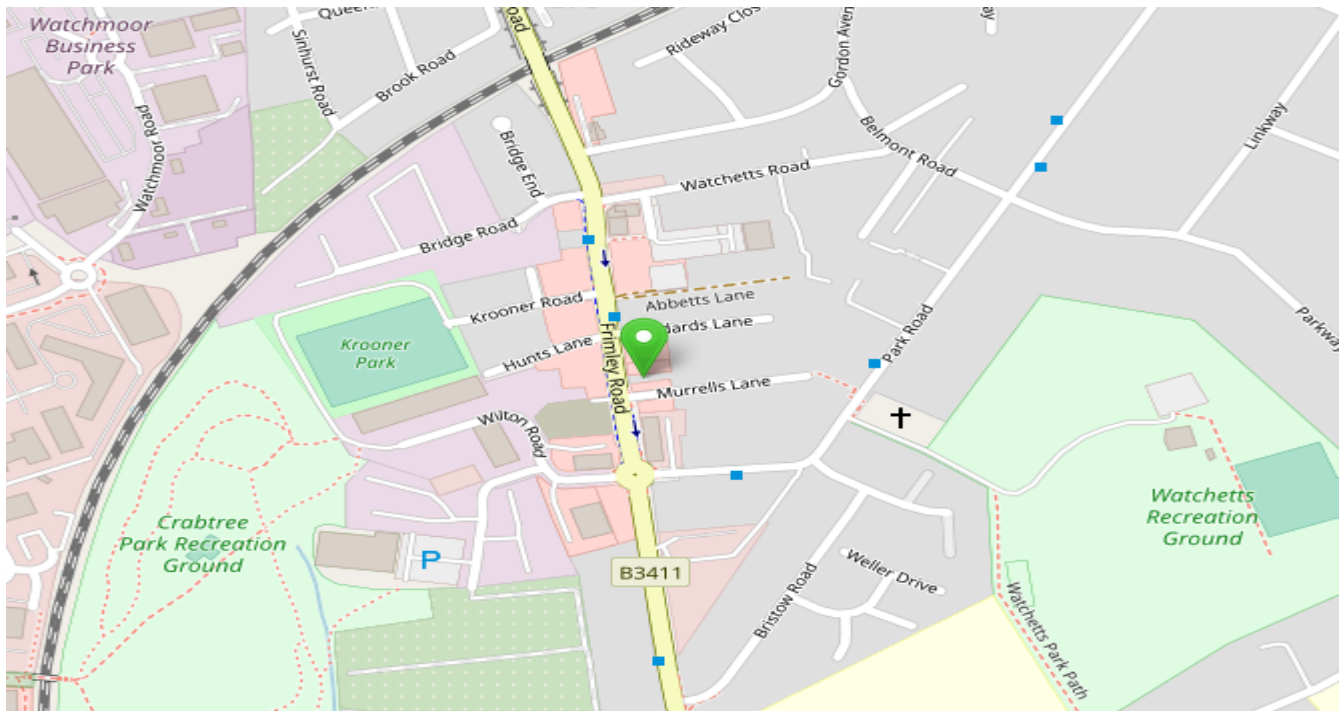
This showroom and forecourt have been in use as a Car Sales location for well over 35 years and has become well known within the area for this type of use. The premises had been refurbished including a replacement floor, lighting, gas heating etc. Externally the sales forecourt was finished with a tarmac surface, the boundaries re-fenced and external lighting supplied and fitted.

| | |
|---|--------------------------|
| Detached Showroom/Office/Store Building | 1,322 sq ft (122.82 sqm) |
| Sales Forecourt | 2,400 sq ft (222.96 sqm) |

Total Area **3,722 sq ft (345.78 sqm)**

Location

The premises are located within the Frimley Road (B3411), which is an extremely busy road proven as a major thoroughfare between Frimley and Camberley Centres. Frimley Road is dominated by various retail premises, cafes, restaurants, hairdressers etc. The property is situated approximately 1 mile from A331/M3 jct4 and the nearest Railway Stations are Camberley (South Western Railway) and Blackwater (Great Western Railway).



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Amenities

- Prominent Sales Forecourt finished in Tarmac, Lit and Fenced
- Excellent Location within the busy Frimley Road having Legal Side Parking
- Car Showroom Completely Refurbished Recently
- Showroom Finished in Floor Tiles, Heated, Separate Office and Store
- Ideal for Alternative Retail/Trade and Hand Car Wash
- Toilet Facility
- Free Car Park with a 2 Minute Walk

Lease Terms

The property is available on Flexible Lease Terms.

Business Rates

The Valuation Office website indicates a 2017 Rateable Value of £23,000.

Energy Performance Rate

To be confirmed.

Legal Costs

Each party to be responsible for their legal costs.

Possession

Immediate upon completion of legal formalities.

Viewing

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Banco Surveyors Ltd acting as sole agents

Ref: 1015



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