

# LOCK-UP SHOP (HOT FOOD CAFÉ/TAKEAWAY) & A FIRST FLOOR SELF CONTAINED 2 BEDROOM FLAT



**FOR SALE – FREEHOLD - OIRO £350,000**

**138 FRIMLEY ROAD, CAMBERLEY, GU15 2QN**

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- ▶ **BUSY SHOPPING PARADE ON ARTERIAL ROAD**
- ▶ **Street Parking within Frimley Road**
- ▶ **Good Sized Lock-up Shop with Rear Ancillary Areas**
- ▶ **Long Term Occupational Lease on the shop to March 2038**
- ▶ **Self-Contained Flat Let Separately**
- ▶ **Rear Access and Loading**
- ▶ **NO VAT**

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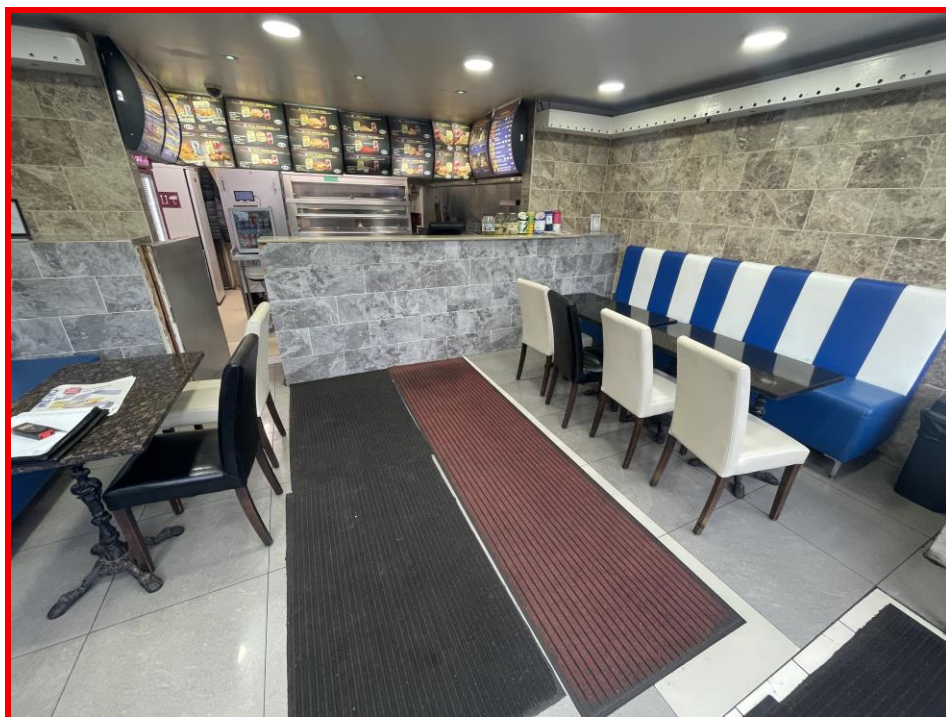
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

The property occupies a prominent location on Frimley Road, within easy travelling distance of both Camberley and Frimley town centres, and with swift vehicular access to both the A30 London Road, and to the A331 Blackwater Valley Road. Junction 4 of the M3 is within a few miles.

There are good local shopping facilities within these local shopping parades, plus a Co-op supermarket.

Frimley Road has good free parking areas each side of the road, plus Watchetts Road car park situated off of Watchetts Road off of Frimley Road, offers free parking for up to half an hour.



## DESCRIPTION

The property comprises an extended terrace double fronted lock-up shop currently used as a fish and chip café and takeaway food shop, with rear preparation and storage rooms.

On the first floor there is a 2 bedroom self-contained first floor flat which is accessed to the rear of the property via an external staircase, leading to a wide pathway over the flat roof extension leading to the access door of the flat.

The shop is let to a private individual t/a Mr. Cod until March 2038, with the lease incorporating 5 yearly rent reviews, the current rent is £18,000 pax.

The flat is separately let for £960 pcm (£11,520 pa), plus a contribution to water charge of £40pcm.

Total income for the building with the first floor tenant in place £29,520 per annum.

## APPROXIMATE FLOOR AREAS

### Shop

|   |                     |                        |
|---|---------------------|------------------------|
| Shop Area                                       | 626 ft <sup>2</sup> | (58.2 m <sup>2</sup> ) |
| Preparation/Store rooms                         | 122 ft <sup>2</sup> | (11.4 m <sup>2</sup> ) |
| Plus Lean-to store housing walk in refrigerator |                     |                        |

|              |                           |                             |
|--------------|---------------------------|-----------------------------|
| <b>Total</b> | <b>748 ft<sup>2</sup></b> | <b>(69.6 m<sup>2</sup>)</b> |
|--------------|---------------------------|-----------------------------|

### Flat

|                               |               |                             |
|-------------------------------|---------------|-----------------------------|
| Rooms excluding entrance hall | <b>480 ft</b> | <b>(44.6 m<sup>2</sup>)</b> |
|-------------------------------|---------------|-----------------------------|

|                   |                             |                              |
|-------------------|-----------------------------|------------------------------|
| <b>Total Area</b> | <b>1,228 ft<sup>2</sup></b> | <b>(114.2 m<sup>2</sup>)</b> |
|-------------------|-----------------------------|------------------------------|

## PRICE

Offers in the region of £350,000.

## VAT

We understand from our clients that the building is not elected for VAT.

## RATES

The shop has a Rateable Value of £13,750.

The flat has a council tax B rating.

## ENERGY PERFORMANCE CERTIFICATES

### Shop



### First floor Flat



## **LEGAL COSTS**

Each party to pay their own legal costs in the matter.

## **FURTHER PICTURES**

More detailed pictures of the shop and flat on request.

## **FURTHER INFORMATION**

Through the Sole Agent:

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## **REF**

26/004C

138 Frimley Road