

# DETACHED CAFÉ/TAKEAWAY RETAIL BUILDING PLUS A FIRST FLOOR SELF CONTAINED 1 BEDROOM FLAT



**FOR SALE – FREEHOLD - OIRO £285,000**

**143 FRIMLEY ROAD, CAMBERLEY, GU15 2PS**

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- ▶ **BUSY SHOPPING PARADE ON ARTERIAL ROAD**
- ▶ **Private Car Park with 4 Parking Spaces**
- ▶ **Street Parking within Frimley Road – plus public car park close by**
- ▶ **Café with Kitchen, Cloaks & Toilet Facility**
- ▶ **Occupational Lease on shop only to April 2030**
- ▶ **Self-Contained Flat – Currently Vacant**
- ▶ **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 corner 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.

The premises are fortunate to have a private car park for 4 vehicles, plus the Frimley Road has good free parking areas each side of the road, Watchetts Road car park situated off of Watchetts Road off of Frimley Road, offers free parking for up to half an hour which is close by.



## DESCRIPTION

The property comprises a detached lock-up shop/café, with open kitchen, toilet and cloaks facility. The café is well known locally and offers a pleasant café and takeaway experience.

On the first floor there is a one bedroom self-contained flat which is accessed to the front of the property.

The shop is let to a private individual until the 1<sup>st</sup> April 2030 at a rent of £11,000 pax.

The flat is now vacant, however, we understand from our client that when it was let, it was producing £910 pcm, plus £40 pcm contribution towards water.

Total income for the building if the first floor flat is relet at £910 pcm, will be £21,920 per annum.



## APPROXIMATE FLOOR AREAS

### Shop

Shop/Open Kitchen Area	445 ft <sup>2</sup>	(41.39 m <sup>2</sup> )
Lobby	108 ft <sup>2</sup>	(10 m <sup>2</sup> )
<b>Total</b>	<b>553 ft<sup>2</sup></b>	<b>(51.39 m<sup>2</sup>)</b>

### Flat

Rooms excluding entrance hall/landing	480 ft	(40.8 m <sup>2</sup> )
<b>Total Area</b>	<b>1,033 ft<sup>2</sup></b>	<b>(92.2 m<sup>2</sup>)</b>





## PRICE

Offers in the region of £285,000.

## VAT

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

## RATES

The shop has a Rateable Value of £9,300.

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.

## **PICTURES**

More detailed pictures of the shop and flat on request.

## **FURTHER INFORMATION**

Through the Sole Agent:

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## **REF**

26/004C

143 Frimley Road