



Frimley
70 High Street

- **A1/A2 Unit To Let**
- **May Sell**
- **431 sq ft 40.04 sq m**
- **Prominent location**

Location

The premises are situated approximately half way along the High Street in Frimley. Frimley is a relatively small shopping centre serving the surrounding dense residential area and of course Frimley Park Hospital.

Description

Occupiers in the vicinity of the premises include Coral Bookmakers, Oxfam, Lloyds TSB, Alliance & Leicester, Help the Aged, Vickery & Co and Lloyds Pharmacy.

The unit affords the following dimensions and floor areas.

Net frontage	4.34 m	14' 3"
Ground Floor Sales	36.6 m ²	395 sq ft
Ground Floor Ancillary	3.35 m ²	36 sq ft
Total	40.04 m²	431 sq ft

Terms

The premises will be made available on a new FRI lease for the term agreed, providing for 5 yearly rent reviews.

Rent

£16,000 p.a.x.

Freehold

My Clients would consider a disposal of the freehold of their interest. Please contact us for further details. Please note that the flat above has been let on a long ground lease.

Use

The current use is A2, but a change of use to A1 is possible without the need for a planning application.

Rates

Description	Office and Premises
Rateable Value	£9,500

Viewing and Further Information

Please contact the sole agent:

Nick Downing
0207 993 6402
07704 515606
nick@downingassociates.co.uk