

A PROMINENT LOCK-UP SHOP WITH PARKING – CAN EITHER BE TAKEN INDIVIDUALLY OR COMBINED WITH THE FLAT



commercial property consultants

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TO LET

661 ft² (61.42 m²)

307/307A, YORKTOWN ROAD, SANDHURST, GU47 0QA

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- ▶ **PROMINENT CORNER DETACHED BUILDING**
- ▶ **First Floor One Bedroom Flat also Available**
- ▶ **Hot Food Uses Considered (subject to planning)**
- ▶ **Rear Parking**
- ▶ **NO VAT**

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LOCATION

Situated on the Yorktown Road (College Town end) located West of Camberley Town Centre. Sandhurst has a diverse mixture of local shops within walking distance including a Next, Costas, Aldi and The Meadows shopping centre the latter of which is occupied by Marks & Spencers and Tesco.

Junction 4 of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

DESCRIPTION

The property comprises a prominent detached corner, two storey building with a return frontage. A lock up shop with a good sized store area, staff toilet and separate kitchenette & lobby area. Externally, one parking is to be reserved for the shop, and one space for the flat within the private car park.

There is a first floor self-contained one bedroom flat approached via an external concrete staircase with steel handrail. The flat is currently let, but can be vacated with 2 months prior written notice on or after the 26th April 2026.



Shop

RATES

The shop we understand from our client has a rateable value of £12,000, which will mean the premises will benefit from a 100% rates relief under the small business rates relief scheme on the basis the property will be your only business premises, however, we always advise interested parties to check this information with Bracknell Forest Council.

The flat has a council tax B rating.

PARKING

One parking space to be reserved within the rear car park.

ENERGY PERFORMANCE CERTIFICATES

Shop



First floor Flat



LEGAL COSTS

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

VIEWING

Strictly through the Sole Agent:

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