



51-53 Deepcut Bridge Road

Deepcut, GU16 6QT

Retail unit/salon with two large separate flats

1,081 sq ft

(100.43 sq m)

- Extensively set up as hair and beauty salon
- Highly prominent location
- Kitchenette
- WC's
- Rapidly expanding residential area
- 2 x 3/4 bedroom flats(only with the freehold option)

Summary

Available Size	1,081 sq ft
Rent	Rent on application
Rates Payable	£5,825.50 per annum For both units combined as one
Rateable Value	£15,250
EPC Rating	C (54)

Description

The property comprises a pair of retail units which are currently configured for single occupation. Until recently the property was being occupied as a hair and beauty salon and is set up including many fixtures and fittings for such a business which can be made available as part of a letting. The retail unit is available to let, or the whole property, including two large flats is available to buy.

On street car parking is provided close to the property and free car parking is available within the church car park opposite, up to a maximum of 5 hours.

Location

The property fronts onto the busy Deepcut Bridge Road, Deepcut, and is centrally located to Camberley, Frimley, Mytchett and Lightwater. The Mindenhurst redevelopment opposite has provided a total of c.1,200 new homes in the area, in addition to substantial existing housing estates within very close proximity.

Terms

The property is available by way of either a new full repairing and insuring lease (term to be agreed) for the retail units only, or as a freehold to include the two flats above.

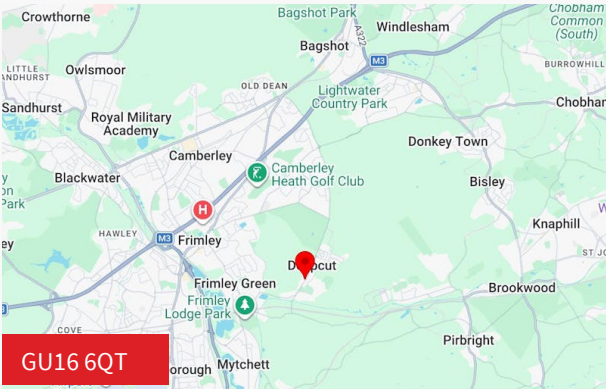
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting / sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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