

**NEW LEASE** LATE LICENSED HOSPITALITY PREMISES (NIL PREMIUM)

# 21 HIGH STREET (PREVIOUSLY T/A LOCATION)

Camberley, Surrey GU15 3RB



## Key Highlights

- Bar, club & hospitality opportunity in prime Surrey Town Centre position
- 3-bar operation with 3:00am sale of alcohol (Friday & Saturday)
- Fire capacity 420 (licensed 260) with separate club entrance to side
- Potential to diversify daytime offering
- No premium required
- New lease available guide rent £45,000 per annum exclusive

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## Location

The property is located in Camberley which is approximately 31 miles south-west of Central London and 20 miles south-east of Reading. 21 High Street is located immediately the east of the main retail development, The Square (approximately 90 stores throughout) and is situated in parade of retail, hospitality and business services. Camberley rail station is close by providing indirect services to London Waterloo via Woking and M3 (Junction 4) is approximately 3.5 miles to the south-west. Camberley has an estimated population of 38,038 (2011 Census).

## Property Description

A mid-terrace property built c.1910 of two floors above street level of mainly brick construction with painted elevations and benefiting from more recent single storey flat roof extensions to the rear. The property sits on a plot of approximately 0.098 acres.

## Internal Description

The property is configured to provide two interconnected but distinct trading areas. Located to the front is the cocktail room with bar counter and high standing tables (40 seats) leading to the larger club room, which also benefits from a separate entrance to High Street. The rear section benefits from two further independent bar counters and a variety of seating including six booths (48) and high tables (16). To the rear are customer WCs and access to an external temporary smoking solution.

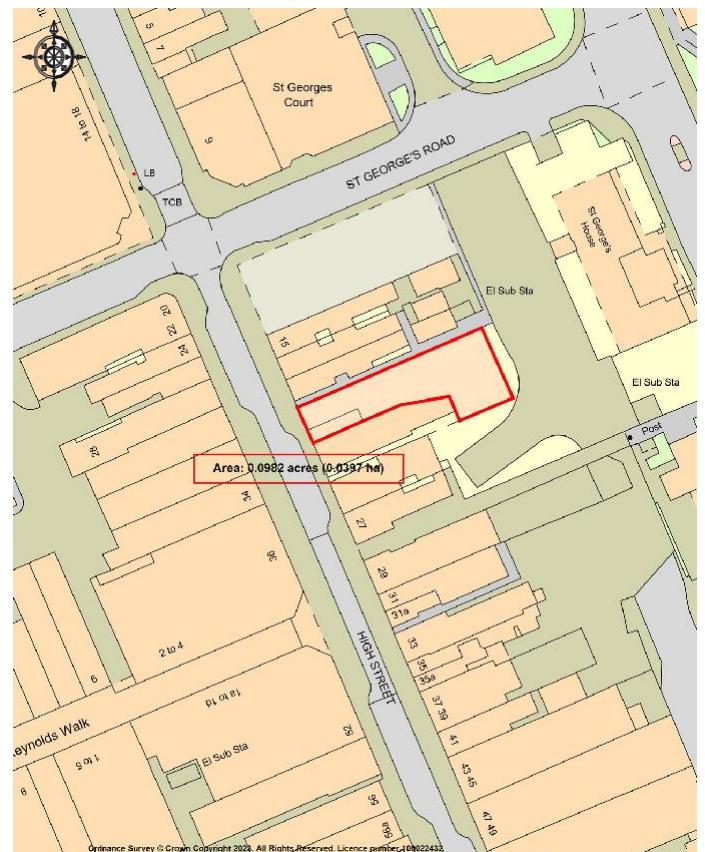
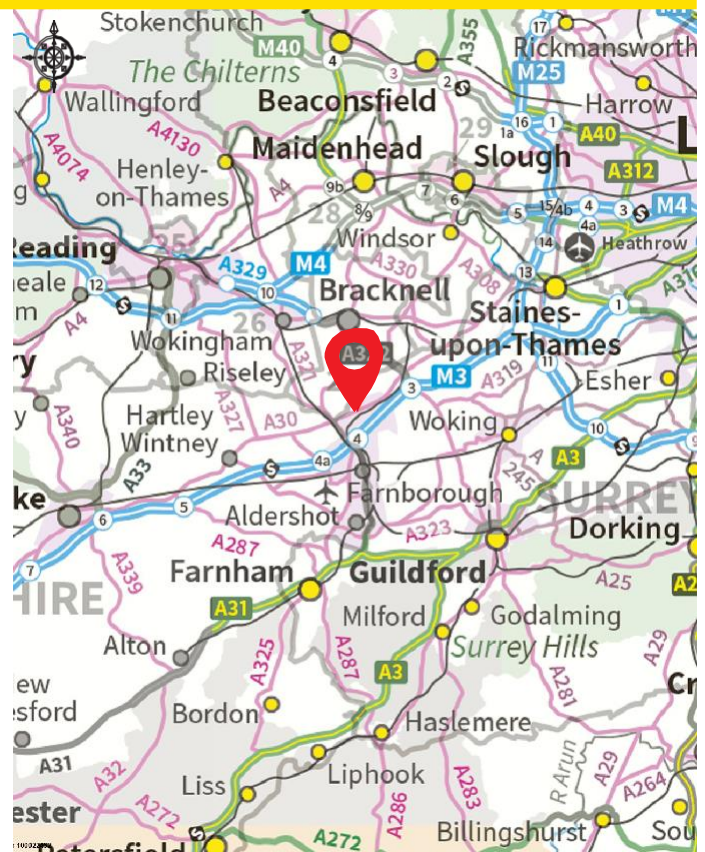
The first floor is accessible from the entrance foyer to the front and provides customer WCs for the cocktail bar, office, staff area and former trade kitchen (unused currently).

The following are approximate Gross Internal Areas.

FLOOR	M <sup>2</sup>	FT <sup>2</sup>
Ground	427	4,596
First	102	1,098
Total	529	5,694

## The Business

The property has recently closed and was previously independently operated as a premium cocktail bar and clubroom. There is an opportunity for a tenant to develop or diversify the historic trading style.



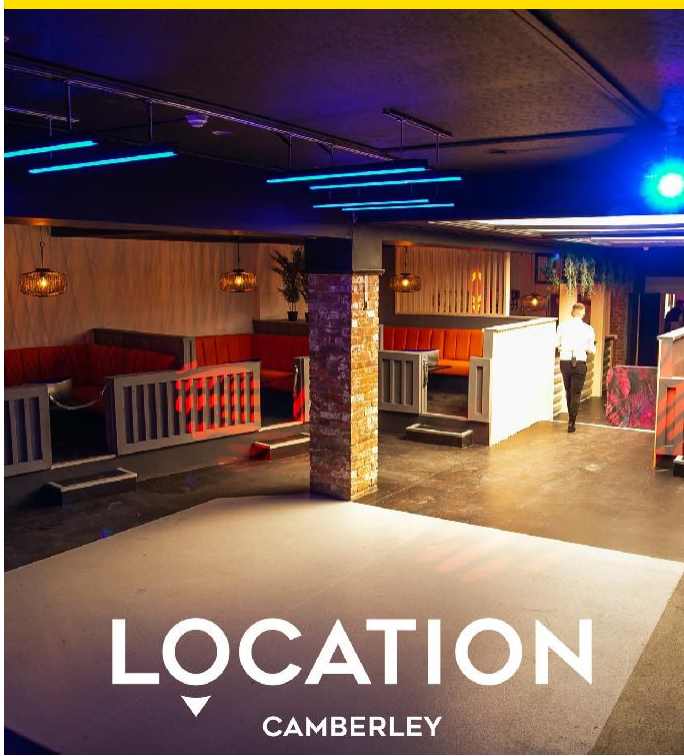
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All photos show the business when trading and F&F has been removed.

### Fixtures & Fittings and Stock

The majority of loose fixtures and fittings have been removed and others will be transferred on completion. No stock is available.

### Services

We understand all mains services are connected.

### Tenure

New lease available with a guide rent of £45,000 per annum exclusive. Lease terms to be agreed. The lease will not benefit from renewal rights under the Landlord & Tenant Act (Part II).

### Planning and Conservation

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Sui Generis (public house and bar) use. The property not listed and nor located within a conservation area.

### Licensing and Local Authority

The property benefits from a premises licence from Surrey Heath Borough Council (SHBCPR-05129) which permits the sale of alcohol Sunday 11:00 - 02:00, Monday to Thursday 10:00 - 02:00 and Friday & Saturday 10:00 - 03:00. Other licensable activities including performance of dance, live and recorded music is permitted.

### Rating

The subject property is on the 2017 Rating List with a Rateable Value of £50,550 revised to £34,500 from April 2023. These are not the rates payable. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information on all rating matters.

### Energy Performance Certificate

The property has a rating of E-106 (until December 2023). Note the assessment was carried out in November 2013 pre-refurbishment.

### Viewing

The business is closed. Viewings can be arranged strictly by appointment with Savills.

## Contact

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