



OFFERS AROUND

£1,650,000

Princess Way & Albert Road

Camberley, GU15 3SP

PROPERTY SUMMARY

Freehold commercial building benefiting from full planning permission to convert the upper parts and extend the existing structure to create residential flats. The property currently consists of three ground floor commercial units, with the upper floor occupied as a martial arts school. Planning consent has been granted to transform the first floor into four flats and to add two additional storeys, providing a further six flats.

Planning for - 7 x 1 beds, 2 x 2 beds, 1 Studio Flat & retaining the 3 existing commercial units

The retail units are currently generating a rental income of £76,000 Per Annum.

The property is situated in a popular and thriving location, surrounded by a wide variety of local shops, restaurants and the Camberley Mall. Within walking distance to Camberley Train Station, providing convenient links into the city.

GIA - New builds - 3962 SQFT
Conversion - 2142 SQFT
Commercial - 1906 SQFT

S106 - £31,931.68 / CIL - £117,000 APPROX scl-land

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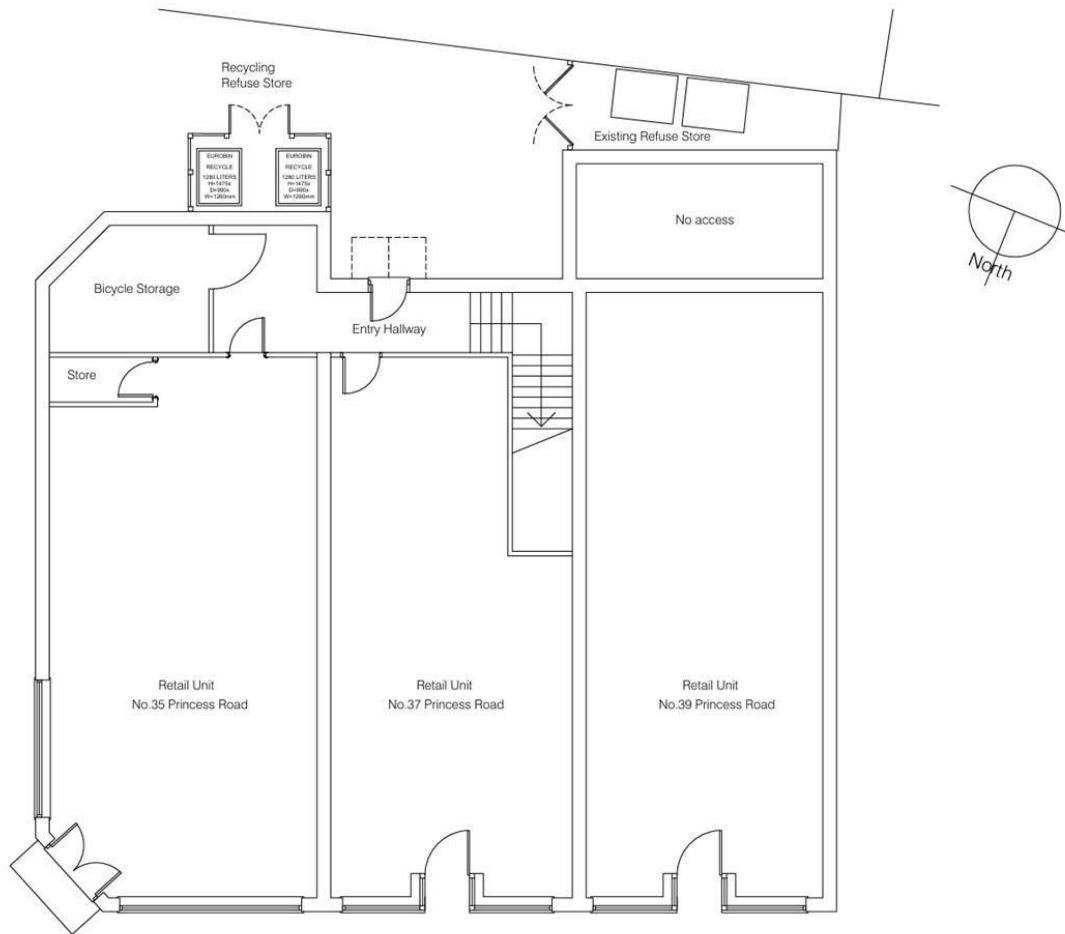
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Existing Ground Floor Plan

All windows in first floor to be replaced with

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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