

TN Bar

21 High Street, Camberley, Surrey, GU15 3QU



To Let Leasehold Licensed Premises Rental Offers Invited plus VAT Sole Letting Agent

- Bar/nightclub opportunity in the affluent town of Camberley
- Prominent position on the High Street
- Walking distance from The Mall, The Square and The Atrium shopping centres benefiting from high passing trade
- Good sized ground floor of circa 4,250 square feet
- Available by way of a new sublease with terms to be agreed

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Location

Camberley is an affluent town in Surrey located 31 miles south west of central London with a population of 38,000. The town benefits from excellent commuter and travel facilities with easy access to London and the south west via the M3. Camberley Station is 0.5 miles away which benefits from train links into London Waterloo. The TN Bar is situated in a prominent position on the High Street surrounded by retail shops and restaurants with The Mall Shopping Centre also within walking distance.

Accommodation

The TN Bar is a semi detached building of brick construction beneath a pitched tiled roof with an extension to the rear. The ground floor trading area comprises a large open plan area with two servery's and a raised dance floor with DJ booth.

Ancillary trade areas include customer WC's including disabled, commercial kitchen at first floor, various stores and chilled store room.

Externally the property benefits from a smoking solution located at the rear.

The ground floor Gross Internal Area is approximately 4,250 square feet.

The TN Bar offers considerable scope for local, regional and national restaurateurs, pub operators and late night venue operators.



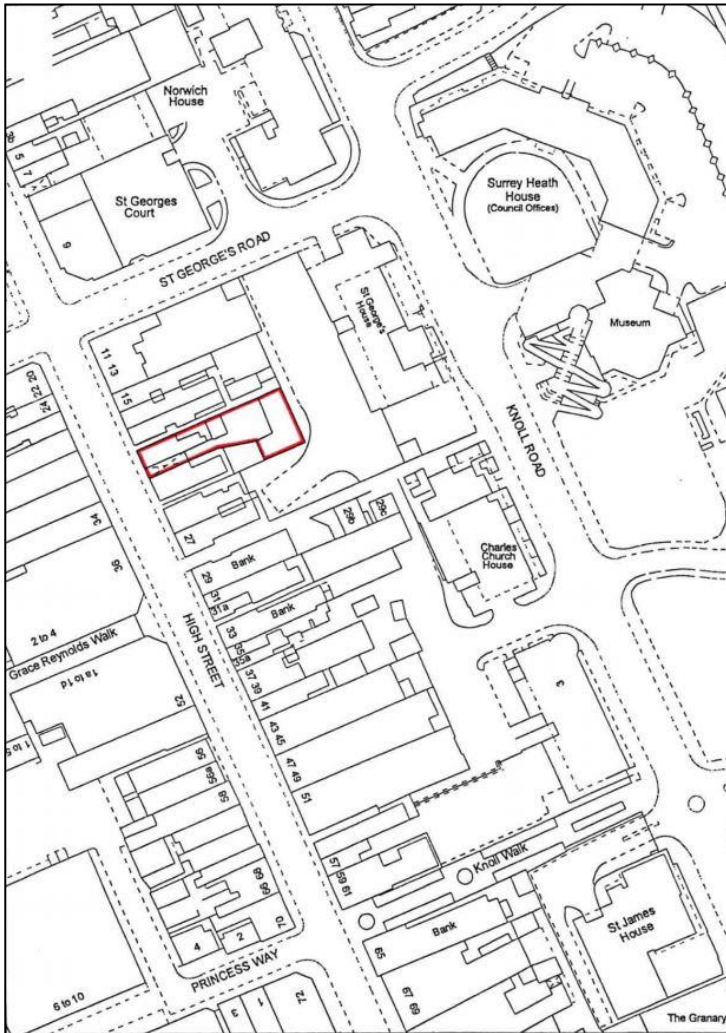
☎ 020 7557 7844

First Floor, 36 Cranbourn Street, London WC2H 7AD
london@jamesabaker.co.uk www.jamesabaker.co.uk

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General Information

Rating

The current Rateable Value is assessed at £50,500.

Licences

It is understood that the property currently possesses a Premises Licence. Further details available upon request.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open and trading.

Tenure

The TN Bar is available by way of either a new sublease at a rent and terms to be agreed subject to landlords consent or an assignment of the existing lease. The property is let for a term of 35 years expiring on the 30th December 2033. The lease is Full Repairing and Insuring with five yearly rent reviews.

Fixtures and Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded, leased or items owned by third parties will be excluded.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the letting of this property.



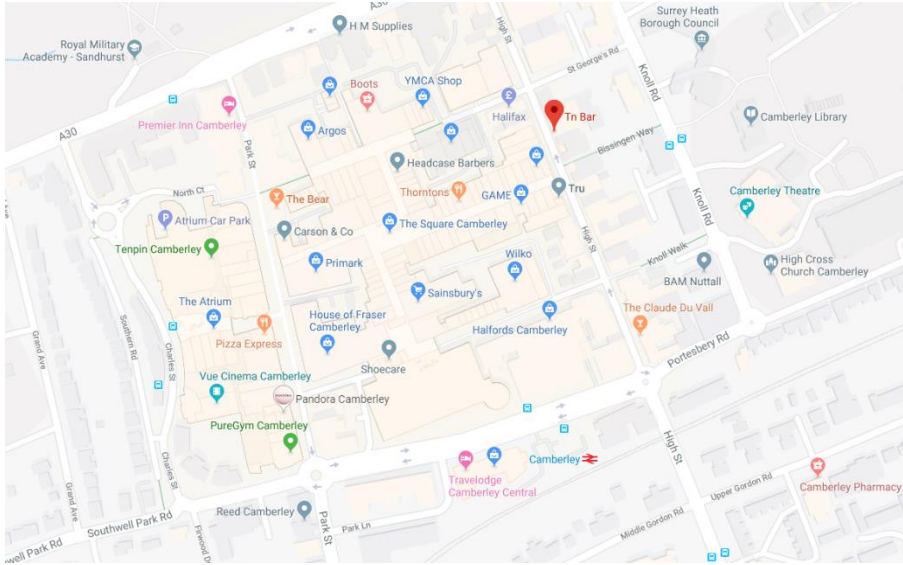
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Agent Details

For further details please contact



William Baker
Agency Surveyor, London
07415716580



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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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