



**SITUATION**

Located at the junction of Berkshire Road and Upper College Ride within this modern shopping precinct anchored by a **Spar Supermarket** and hosting a number of good local traders (Chemist, Butcher, Hairdresser) and take-aways, all serving the surrounding residential area. Camberley lies midway between Farnborough and Bracknell with excellent road access via the A30 and the M3 (Junction 4).

**PROPERTY**

An end of terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above. The property also includes an **Advertising Hoarding** to the flank wall.

**VAT is NOT payable in respect of this Lot**



**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 15'1" Shop Depth 32'11" Built Depth 47'11" WC		<b>VACANT</b>		
First Floor Flat	Not Inspected	Individual	125 years 25th December 2012	£100	FRI
Advertising Hoarding	48 sheet advertising hoarding	<b>Palmtree Enterprises Ltd</b>	99 years from completion	Peppercorn	
<b>TOTAL</b>				<b>£100 plus Vacant Shop</b>	

**Vacant Shop**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**  
DWFM Beckman - Tel: 020 7872 0023  
Ref: M. Brahams Esq - Email: malcolm.brahams@dwfmbeckman.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts