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

<table>
<thead>
<tr>
<th>Property</th>
<th>Accommodation</th>
<th>Lessee &amp; Trade</th>
<th>Term</th>
<th>Ann. Excl. Rental</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Shop</td>
<td>Gross Frontage 16'6&quot; 15'1&quot; 32'11&quot; 47'11&quot;</td>
<td>16'6&quot; 15'1&quot; 32'11&quot; 47'11&quot;</td>
<td>VACANT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Floor Flat</td>
<td>Not Inspected</td>
<td>Individual</td>
<td>125 years 25th December 2012</td>
<td>£100</td>
<td>FRI</td>
</tr>
<tr>
<td>Advertising Hoarding</td>
<td>48 sheet advertising hoarding Palmtree Enterprises Ltd</td>
<td>99 years from completion</td>
<td></td>
<td>Peppercorn</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL £100

plus Vacant Shop

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