

PROMINENT LOCK UP SHOP IN BUSY TRADING LOCATION WITH PARKING & REAR LOADING



TO LET

822 ft² (76.35 m²)

40 CAMP ROAD, FARNBOROUGH GU14 6EP

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

**T: 01252 415900
F: 01252 372631**

Offices also at:
St Georges Yard, Farnham

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- ▶ **Good Sized Lock-Up Shop with Return Frontage**
- ▶ **1 Large Parking Space – Plus On-Site Visitor Space**
- ▶ **Toilet Facility**
- ▶ **Suspended Ceiling with Inset Lighting** (To be confirmed if staying)
- ▶ **Air Cooling** (To be confirmed if staying)
- ▶ **Large Double Glazed Windows on Both Returns**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are located in the busy shopping area of Camp Road at the junction of the High Street in North Camp Village, South of Farnborough. Other retailers include Boots, Co-op, RSPCA, Trussell Trust etc., plus a good range of restaurants, and smaller diverse/niche retailers.

DESCRIPTION

The property forms part of a modern mixed use building with residential flats above. Internally, being open plan, including a toilet facility with two further potential entrances, together with rear access and an allocated parking space or covered storage area to the rear.

ACCOMMODATION

The approximate area within the unit is as follows:

Retail and Stores Area	822 ft²	(76.35 m²)
Internal Width	35 ft	(10.6 m)
Built Depth	24 ft 6"	(7.48 m)

TERMS The premises are available on new lease, with length of term by agreement.

RENT An annual rent of £16,000 exclusive of all other outgoings.

SERVICE CHARGE To be confirmed.

VAT The premises have been elected for VAT, therefore VAT is chargeable on the rent and service charge.

LEGAL COSTS Each party to bear their own legal costs in the matter, although a reservation fee procedure is required with further information on application.

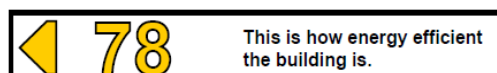
PLANNING

The premises have been used as a retail shop Type A1 Use. We think there is excellent potential for a change of use subject to planning permission to Type A2 Financial Services, Estate Agents, Betting Office etc.

BUSINESS RATES

A Rateable Value of £13,750, assuming the current national multiplier of 0.482 pence in the pound, this gives rates payable of around £6,627.50 for 2014/2015, however, we advise interested parties to check for accuracy with Rushmoor Borough Council directly on 01252 398398.

EPC





DIRECTIONS

From the Clockhouse Roundabout in Farnborough proceed South on the A325 heading for

Aldershot, straight over the first roundabout, over the pelican crossing and turn left at the traffic lights adjacent to Barons BMW. At the mini-roundabout turn right into Alexandra Road, follow the road down straight over the next roundabout and continue for approximately 400 yards, turn left into Queens Road, then take your next right into Camp Road, the subject property will be found after approximately 150 yards on the left hand side.

From the A331 Blackwater Relief Road, come off of the Farnborough/Ash Vale Junction, head towards Farnborough on Lynchford Road, at the first roundabout take your fourth exit into the "old" Lynchford Road (now stopped up), then first left into Camp Road, 40 will be found on your right hand side.

VIEWING:

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF

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