

LARGE LOCK UP SHOP WITH STORAGE IN A BUSY TRADING LOCATION PLUS PARKING & REAR LOADING



TO LET

1,016 ft² (94.4 m²) ***Plus Storage Space of 1,315 ft²***

43 CAMP ROAD, FARNBOROUGH GU14 6EN

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- ▶ **Large Lock-Up Shop**
- ▶ **2 Rear Parking Spaces/Loading**
- ▶ **Toilet & Kitchenette Facility**
- ▶ **Rear Ground Floor Store and a Large First Floor Storage Space**
- ▶ **Spot Lights to Retail Area**
- ▶ **A Busy Part of Camp Road**

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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, Coral plus a good range of restaurants, and smaller diverse/niche retailers including Elevenses sandwich shop and the very popular "Tea Shop Around The Corner".

DESCRIPTION

The property has been trading for many years as the Wood Burning Stove Shop, and comprises a large terrace retail unit a good sized sales area, a rear store and further substantial storage space on the first floor. Externally the shop has parking for two vehicles accessible by a rear access road, and the ability to load goods to the rear of the building via double loading doors behind a roller shutter loading door.

ACCOMMODATION

The approximate area within the unit is as follows:

Retail and Stores Area	1,016 ft²	(94.4 m²) * With potential to extend the sales area into the rear store
Internal Width	22 ft 4"	(6.83 m)
Built Depth	65 ft 3"	(19.92 m)
Rear Ground Floor Store	380 ft²	(35.38 m²)
First Floor Store	935 ft²	(86.9m²)

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

RENT An annual rent of £18,750 exclusive of all other outgoings.

SERVICE CHARGE No service charge payable, the tenant takes responsibility of the premises to keep it in good repair throughout the lease term.

VAT The premises are not elected for VAT, therefore VAT is not chargeable.

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 A3/A5 Hot Food use, or perhaps a D1 type use which is for Clinics, surgery uses, creches, consulting rooms etc.

BUSINESS RATES

A Rateable Value of £16,000, assuming the current national multiplier of 0.482 pence in the pound, this gives rates payable of around £7,856 for 2019/2020, however, we advise interested parties to check for accuracy with Rushmoor Borough Council directly on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)

B 26-50

 **48** This is how energy efficient the building is.

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 200 yards on the right 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, 43 will be found on your left hand side.

VIEWING:

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

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