

PROMINENT A1/A2 RETAIL UNIT SET WITHIN A BUSY TOWN CENTRE ROAD

TO LET

725 ft² (67.42 m²)

**22 VICTORIA ROAD, FARNBOROUGH, HANTS,
GU14 7RQ***



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- ▶ **Prominent Retail Unit with NEW Shop Front**
- ▶ **Busy Town Centre Location**
- ▶ **Planning Consent for Retail but Potential for Alternative Uses (s to p)**
- ▶ **Kitchenette and Toilet Facilities**
- ▶ **Located in Farnborough Town Centre**
- ▶ **Located on all local bus routes**
- ▶ **A Short Walk from Farnborough main line station**

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POSTCODE

*Please note that the postcode may change, further information on application.

LOCATION

The property is located on the Southern side of Victoria Road within central Farnborough, on the main Cove to Aldershot Bus route and a short walk from the main line railway station (London Waterloo approx 35 minutes).

Nearby occupiers include Dominos Pizzas, Nat West Bank, Romans Estate Agents, Mackenzie Smith Estate Agents, Vickery Estate Agents, Bet Fred, Nat West Bank, JD Wetherspoon, Travelodge, Beefeater, Premier Inn and Barclays Bank.

Farnborough is strategically located between Junctions 4 and 4a of the M3 motorway which provides access to the M25 and Heathrow Airport. Neighbouring towns such as Camberley and Fleet are easily accessible, as is Farnham via the Blackwater Valley Relief Road (A331).

DESCRIPTION

The property to be let comprises a Retail Lock-Up Shop in a prominent shopping parade, which has been fully refurbished including a new shop front, kitchenette and toilet.



ACCOMMODATION

A floor area of approximately:-

Shop Frontage	17 feet	(5.2 m)
Shop/Built Depth	41 feet	(12.7 m)

Retail Area **725 ft² (67.42 m²)**

LEASE

Available on new lease terms, with length of term by agreement.

RENT

A rent of £18,500 pax.

VAT

To be confirmed.

OCCUPATION

Premises are vacant and ready for quick occupation.

BUSINESS RATES

The property will need to be re-assessed for business rates. With further information on application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out soon.

VIEWING

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

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