

PROMINENT SHOP SET IN A PRIME TRADING POSITION

TO LET ON NEW LEASE TERMS

2,044 ft² (190.36 m²)

FULLY REFURBISHED

96A QUEENSMEAD, FARNBOROUGH, GU14 7SE



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- ▶ **Town Centre Shop**
- ▶ **Laminate Flooring**
- ▶ **Rear Stores and Office**
- ▶ **Rear Double Loading Doors**
- ▶ **Staff Toilet and Kitchenette**
- ▶ **Suspended Ceilings with Inset LED Lighting**

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LOCATION

The premises are located within the busy pedestrianised shopping centre within Farnborough known as Queensmead, surrounding occupiers include Poundland, Ryman Stationer, Peacocks Clothing, Shoe Zone, Greggs Baker, Boots Opticians, Millets, Claire's, Clarks Shoes, Wimpy, New Look, Carphone Warehouse, Card Factory, Starbucks etc.

Interior Pictures to be added shortly

DESCRIPTION

The shop is a single retail unit which has been fully refurbished comprising of an all new interior which includes suspended ceilings with inset LED lighting, Laminate flooring, rear stores/offices, toilet and kitchen facilities.

SCHEDULE OF AREAS

Main Retail Area	1,681 ft ²	156.62 m ²
Rear Store, Office and Staff Facilities	363 ft ²	33.74 m ²
Total Area	2,044 ft²	190.36 m²
Internal Width	20' 6" ft	6.24 m
Shop Area Depth	82' 3" ft	25.1 m

LEASE

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

RENT

A rent of £36,500 pax, plus VAT.

SERVICE CHARGE

To be confirmed.

VACANT POSSESSION The premises are offered with vacant possession.

BUSINESS RATES


The rateable value of the property is £29,750 which equates to approximately £14,607 payable for the year 2019/2020, although interested parties are advised to contact the Business Rates Department at Rushmoor Borough Council for confirmation 01252 398398.

LEGAL COSTS

Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

B 26-50

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

VIEWING

Strictly by appointment with the **Agent:**

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