

# PROMINENT SHOP SET IN A PRIME TRADING POSITION TO LET ON NEW LEASE TERMS



**12,240 ft<sup>2</sup> (5,400 ft<sup>2</sup> of this Area being Shop Floor)**

**61 QUEENSMEAD, FARNBOROUGH, GU14 7RN**

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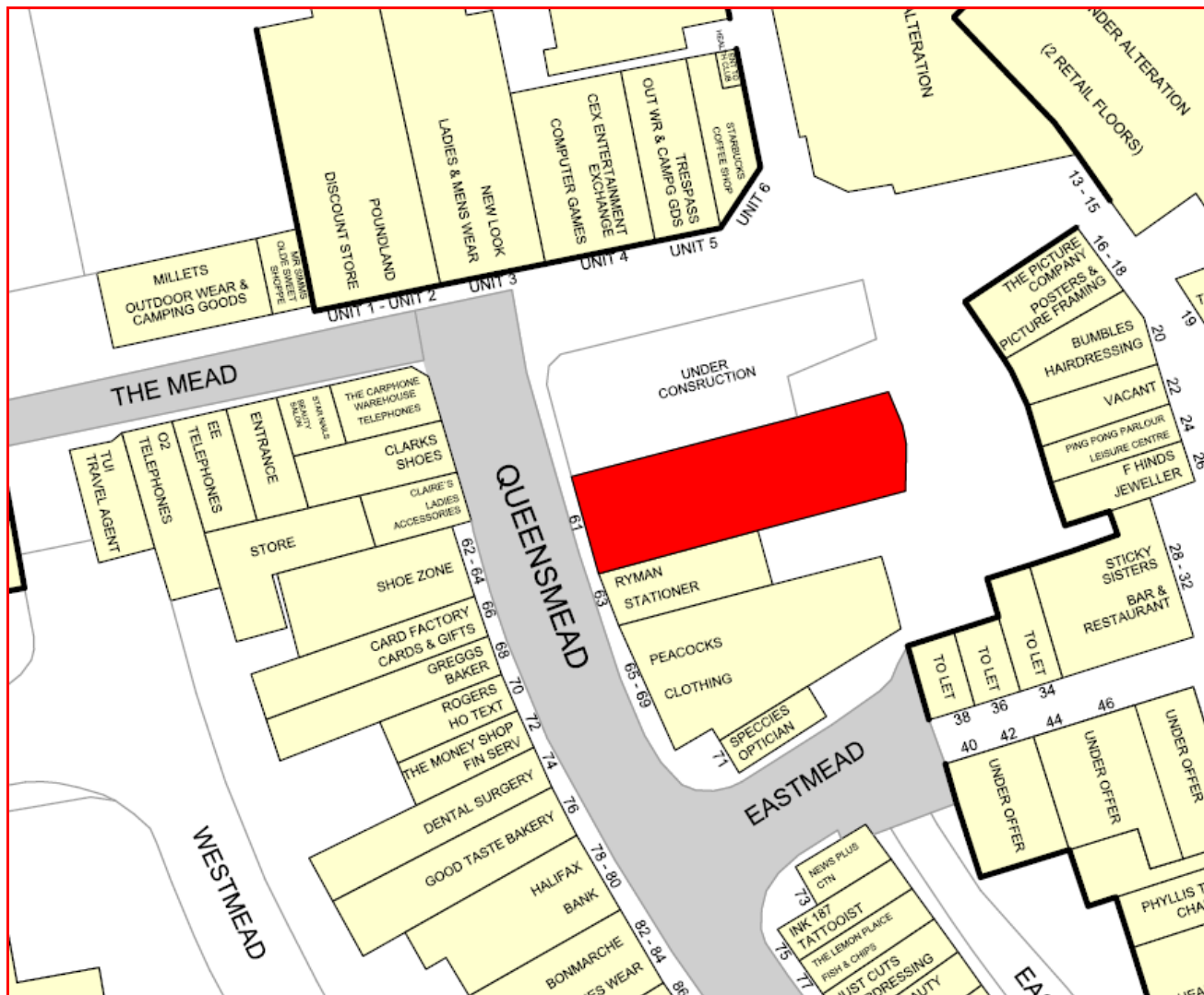
- ▶ **Superb Town Centre Double Fronted Shop**
- ▶ **Large First Floor Stores and Staff Ancillary Space**
- ▶ **Good Sized Rear Ground Floor Store with Loading Access**
- ▶ **Staff Toilets and Kitchen/Dining Facility**
- ▶ **Suspended Ceilings with Inset Lighting**

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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 within the busy pedestrianised shopping centre within Farnborough known as Queensmead, surrounding occupiers include Poundland (their second shop in The Mead), New Look, Ryman Stationer, Peacocks Clothing, Shoe Zone, Millets, Greggs Baker, Boots Opticians, 99p Stores, New Look, Carphone Warehouse, Card Factory, Starbucks etc.



## DESCRIPTION

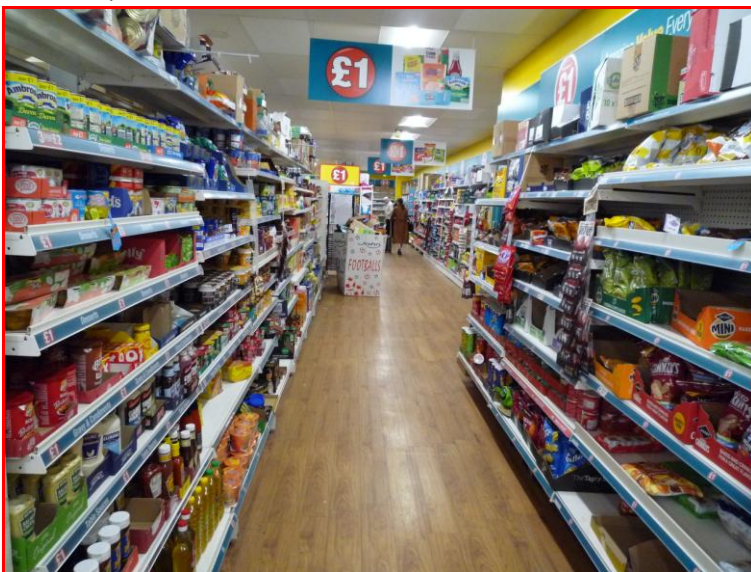
The shop is a substantial double fronted unit with an impressive amount of storage capability together with generous sized staff facilities.



Shop Floor

### SCHEDULE OF AREAS

Main Retail Area	5,400 ft <sup>2</sup>	501.67 m <sup>2</sup>
Rear Store	1,060 ft <sup>2</sup>	98.54 m <sup>2</sup>
Managers Office (Ground Floor)	272 ft <sup>2</sup>	25.32 m <sup>2</sup>
Main First Floor Store	3,552 ft <sup>2</sup>	330.00 m <sup>2</sup>
Secondary First Floor Store	860 ft <sup>2</sup>	80.00 m <sup>2</sup>
Staff/Ancillary Areas	1,096 ft <sup>2</sup>	101.87 m <sup>2</sup>
<b>Total Area</b>	<b>12,240 ft<sup>2</sup></b>	<b>1,137.40 m<sup>2</sup></b>
Internal Width	43 ft	13.2 m
Shop Area Depth	126 ft	38.45 m
Built Depth	157 ft	47.95 m



Shop Floor

## LEASE

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

## RENT

A rent of a £115,000 pax

**SERVICE CHARGE** For the period September 2019/2020 to be £10,005.46.

**OCCUPATION** Date of possession to be confirmed.

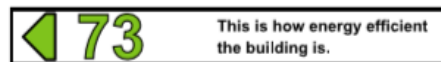
## BUSINESS RATES

The rateable value of the property is £73,000 which equates to approximately £36,794 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



First Floor Stores



First Floor Offices

**VIEWING**

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

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