

A PROMINENT SHOP SET WITHIN A BUSY PRIME TRADING POSITION

TO LET ON NEW LEASE TERMS

970 ft² (90.11 m²)

72 QUEENSMEAD, FARNBOROUGH, GU14 7SB



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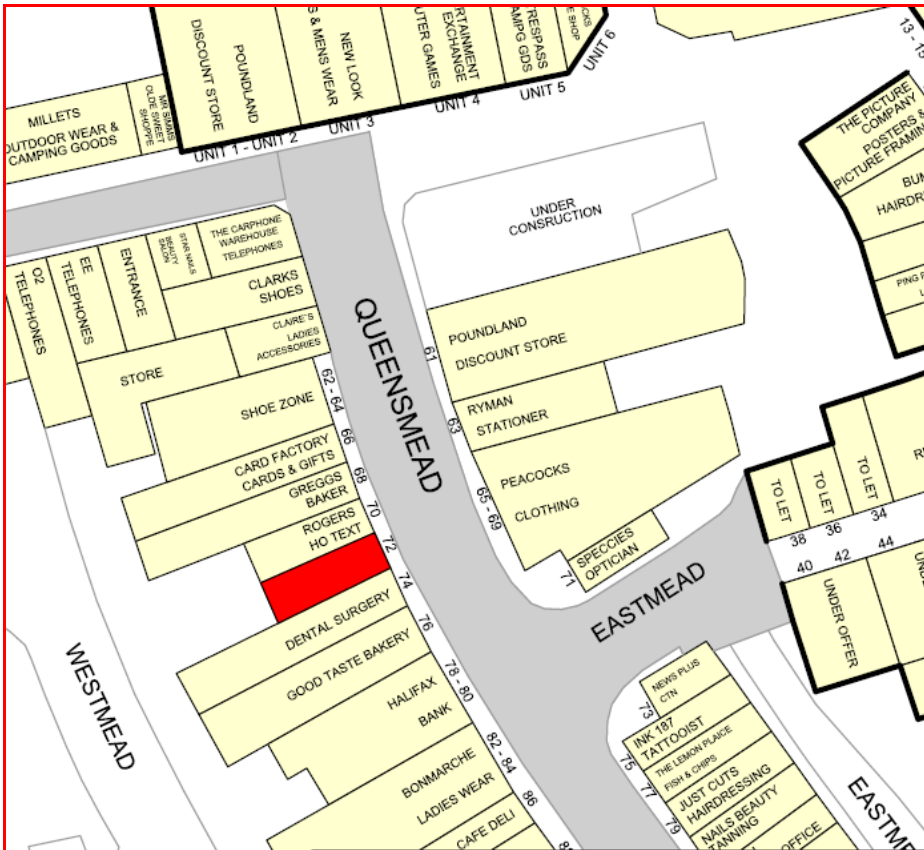
- ▶ **Town Centre Shop**
- ▶ **Double Shop Front**
- ▶ **Busy Retail Location**
- ▶ **Queensmead Canopies in the Process of being Refurbished**

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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, Ryman Stationer, Peacocks Clothing, Shoe Zone, Greggs Baker, Boots Opticians, Millets, Claire's Accessories, Clarks Shoes, Wimpy, New Look, Carphone Warehouse, Card Factory, Starbucks, Halifax, Bonmarche etc.



DESCRIPTION

The shop is a single retail unit within a busy location with neighbouring retailers including the Pound Shop, Greggs, Card Factory, Peacocks, Poundland etc.

SCHEDULE OF AREAS

Main Retail Area	970 ft ²	90.11 m ²
Internal Width	TBC	
Shop Area Depth	TBC	

LEASE

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

RENT

A rent of £29,750 pax, plus VAT.

SERVICE CHARGE

For the period September 2019/20 is a figure of £840.93 which computes to around 0.87 pence ft².

OCCUPATION Occupation date by agreement, on application for further information.

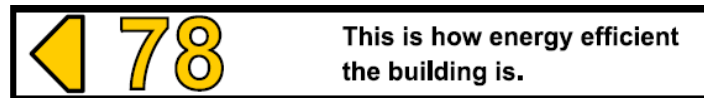
BUSINESS RATES

The rateable value of the property is £21,750 which equates to approximately £10,679.25 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



VIEWING

Strictly by appointment with the **Agent**:

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REF: 17/017C – Unit 72 Queensmead