

# PROMINENT DOUBLE SHOP SET IN A PRIME TRADING POSITION

TO LET ON NEW LEASE TERMS **(Split Possible)**

2,548 ft<sup>2</sup>/5,196 ft<sup>2</sup> (236.3 m<sup>2</sup>/482 m<sup>2</sup>) Plus Rear Store

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- ▶ **Town Centre Double Fronted Shop**
- ▶ **The Option to Split into Two Shops**
- ▶ **Ceramic Tiled Flooring**
- ▶ **Heating/Air Cooling**
- ▶ **Large Rear Store with Loading Access**
- ▶ **Staff Toilet and Kitchenette**
- ▶ **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, Ryman Stationer, Peacocks Clothing, Shoe Zone, Greggs Baker, Boots Opticians, 99p Stores, New Look, Carphone Warehouse, Card Factory, Starbucks etc.



## DESCRIPTION

The shop is a double fronted unit ready for trading and includes suspended ceilings with inset lighting, heating/cooling units, good sized rear store with loading doors, kitchenette, office and a staff toilet facility.

### Retail Area



### Rear Store and Ancillary Area



## SCHEDULE OF AREAS

Main Retail Area	5,196 ft <sup>2</sup>	482.75 m <sup>2</sup>
Rear Store and Staff Facility	781 ft <sup>2</sup>	72.60 m <sup>2</sup>
<b>Total Area</b>	<b>5,977 ft<sup>2</sup></b>	<b>555.35 m<sup>2</sup></b>
Internal Width	51 ft 8"	15.8 m maximum
Shop Area Depth	102 ft 4"	31.2 m
Built Depth	126 ft	38.4 m

## SHOP SPLIT

Our clients are prepared to split the unit back into two separate shops which will provide units of approximately 2,548 ft<sup>2</sup> per shop plus a small rear store.

## LEASE

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

## RENT

A rent of £80,000 pax, plus VAT. **If split, the rent to be £42,500 pax per unit.**

## SERVICE CHARGE

For the period September 2019/20 is a figure of £0.90 pence per square foot.

**VACANT POSSESSION** The premises are offered with vacant possession so quick occupation is available.

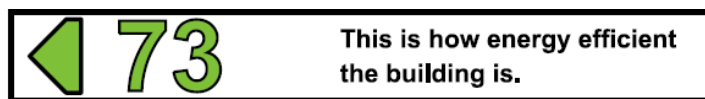
## BUSINESS RATES

The rateable value of the property is £69,500 which equates to approximately £33,290 payable for the year 2017/2018, although interested parties are advised to contact the Business Rates Department at Rushmoor Borough Council for confirmation 01252 398398. **If the unit is split, the business rates will need to be reassessed.**

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE





## VIEWING

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

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