

PROMINENT DOUBLE FRONTED SHOP SET IN A PRIME SHOPPING CENTRE TRADING POSITION

TO LET ON NEW LEASE TERMS

2,391 ft² (222.1 m²)

STAFF NOT AWARE



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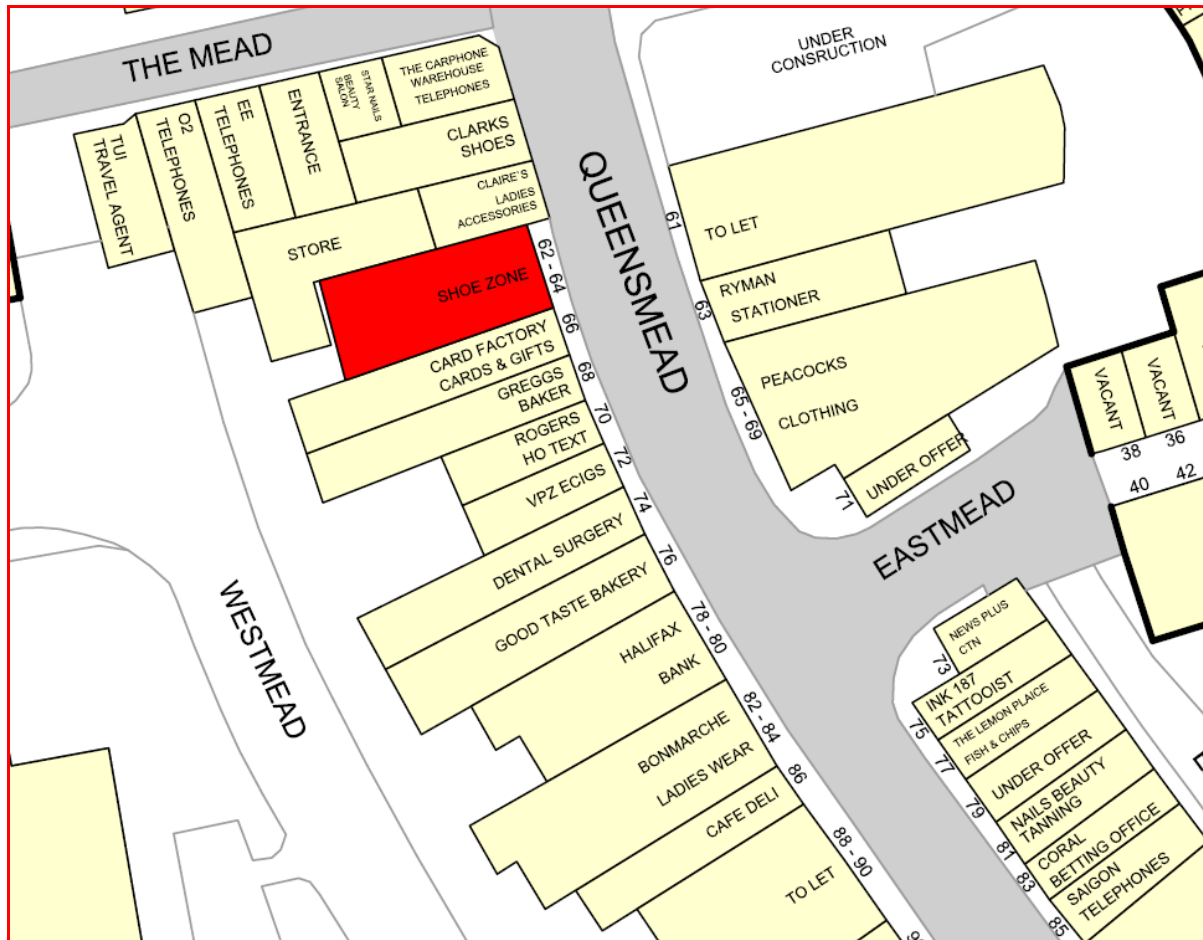
- ▶ **Town Centre Double Fronted Shop**
- ▶ **Rear Loading**
- ▶ **Suspended Ceilings with Inset Lighting**
- ▶ **Excellent Trading Location**

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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, Clarks Shoes, Greggs Baker, Boots Opticians, New Look, Card Factory, Starbucks etc.



DESCRIPTION

The shop is a double fronted unit ready for trading and includes suspended ceilings with inset lighting, rear loading.

SCHEDULE OF AREAS

Main Retail Area	2,391 ft ²	221.1 m ²
Internal Width	29.5 ft	9 m ²

LEASE

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

RENT

A rent of £49,750 pax, plus VAT.

SERVICE CHARGE

£2,129 per annum.

VACANT POSSESSION The premises are offered with vacant possession.

BUSINESS RATES

The rateable value of the property is £41,750 which equates to approximately £20,833.25, 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 **Joint Sole Agents:**

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