

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

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

2,420 ft²/4,838 ft² (224 m²/449 m²) Approximate Areas



65-69 QUEENSMEAD, FARNBOROUGH, GU14 7RL

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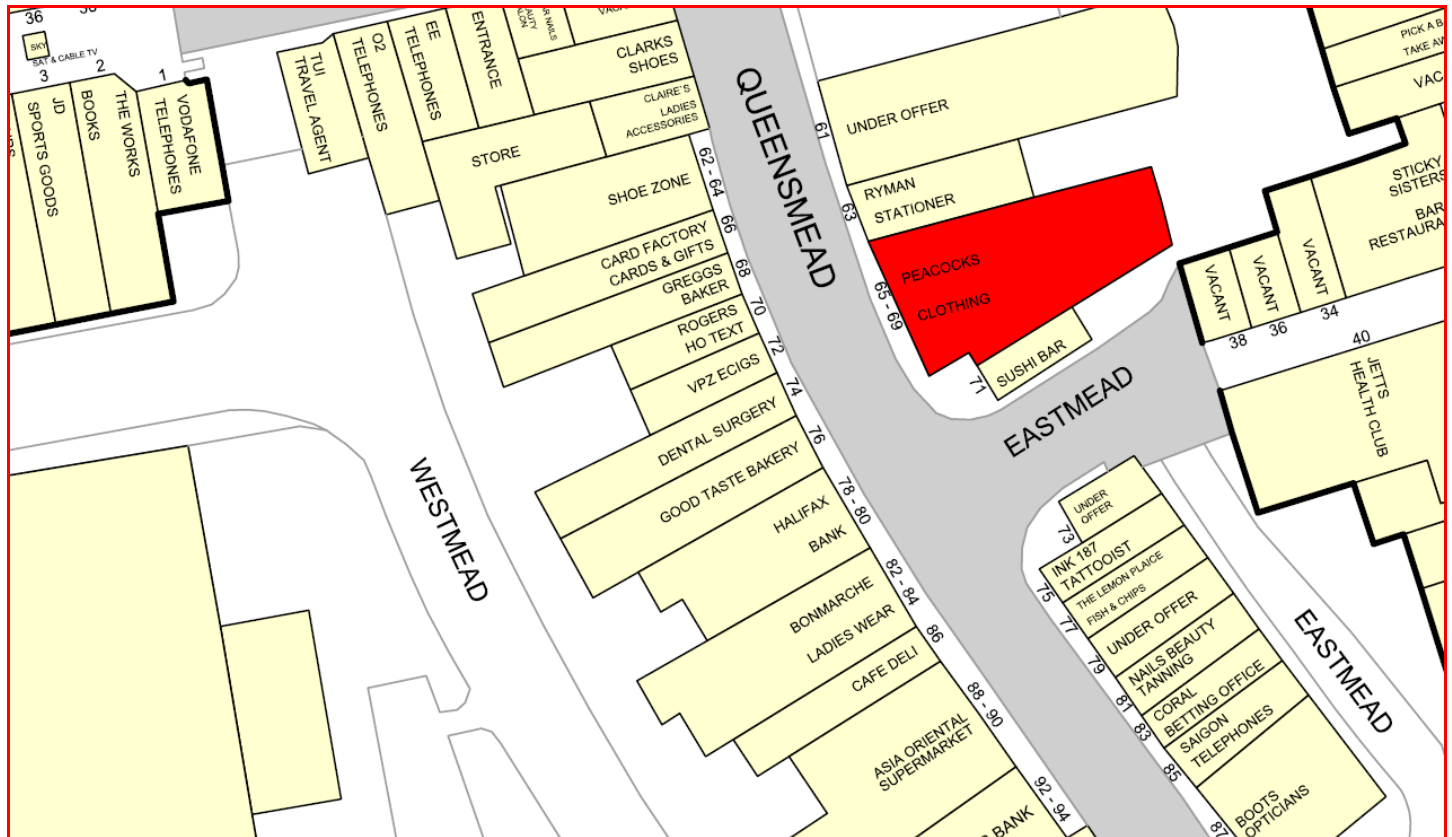
- ▶ **Town Centre Double Fronted Shop**
- ▶ **Possible Option to Split into Two Shops**
- ▶ **Ceramic Tiled Flooring**
- ▶ **Rear Loading**
- ▶ **Suspended Ceilings with Inset Lighting**

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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, Shoe Zone, 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. Possible first floor storage available.

SCHEDULE OF AREAS

Main Retail Area	4,838 ft ²	449.46 m ²
Internal Width	TBC	
Shop Area Depth	TBC	
Built Depth	TBC	

SHOP SPLIT

Our clients will give consideration to splitting the shop into two halves with further information and areas on application.

Retail Area



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. **Size and rents of the possible split on application.**

SERVICE CHARGE

£6,314.95 per annum for the whole..

VACANT POSSESSION The premises are offered with vacant possession.

BUSINESS RATES

The rateable value of the property is £83,500 which equates to approximately £42,752, 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

51-75

C

71 | c



VIEWING

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

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