

PROMINENT END TERRACE LOCK-UP SHOP SET WITHIN A BUSY LOCAL SHOPPING PARADE

TO LET

705 ft² (65.54 m²)

**100 CHAPEL LANE, FARNBOROUGH, HANTS,
GU14 9BL**



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- ▶ **Prominent Retail Unit**
- ▶ **Busy Road Location Adjacent to Tesco Express & Dominos**
- ▶ **Good Customer Parking to the Front of the Shops**
- ▶ **Strong Local Residential Location**
- ▶ **Located on local bus routes**
- ▶ **Private Parking for 2 cars**

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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 property is approximately halfway along Chapel Lane which is a busy road connecting the Northern part of Cove Village with the village of Hawley. This area is known for its quick and easy routes onto The Blackwater Valley Relief Road (A331) via Hawley Lane serving both the M3 and A31.



Farnborough's Main Line Station (London Waterloo's fast train approximately 34 minutes) is located to the North of the Farnborough Town Centre within an approximate 10-12 minute drive.

The premises are situated within this extremely busy parade of shops featuring lots of customer parking serving the shops... Occupiers include Tesco Express, Dominos Pizzas, Chapel Healthcare (Chemist/Optician) and Farnborough Tandoori.

DESCRIPTION

The property to be let comprises a Retail Lock-Up Shop within a prominent and busy shopping parade. This shopping parade is well known for its prominent location, and ease of parking provided by the service road to the front of the units... The property tenant will also be able to use a small parking area to the side of the shop providing parking for approximately 2 cars.

ACCOMMODATION

Shop approximate measurements and floor areas:-

| | | |
|--|---------------------------|------------------------------|
| Shop Net Frontage | 20" ft | (6.2 m) |
| Shop Depth | 32" 4' ft | (9.9 m) |
| Retail Sales Area/Staff Kitchen | 647 ft² | (60.14 m²) |
| Rear Stores | 58 ft² | (5.4 m²) |
| Total Area | 705 ft² | (65.54 m²) |

LEASE Available on new lease terms, with length of term by agreement.

RENT A rent of £20,000 pax.

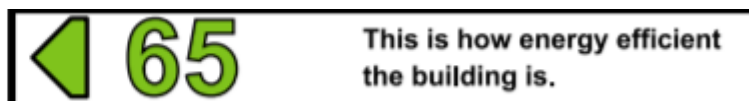
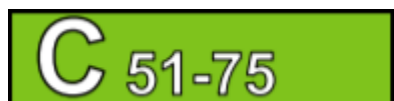
VAT We understand from our client that VAT is not chargeable on the rent.

OCCUPATION TIMING The premises are vacant, so quick occupation is available subject to the legal transaction being completed in good time.

BUSINESS RATES A rateable value of £6,600 which equates to rates payable of approximately £3,293.40.

HOWEVER, IF THIS PROPERTY IS TO BE YOUR ONLY COMMERCIAL PREMISES, THEN YOU WILL BE ENTITLED TO 100% BUSINESS RATES RELIEF UNDER THE PROVISIONS OF THE SMALL BUSINESS RATES RELIEF SCHEME... but we advise interested parties to make their own checks with Rushmoor Borough Council on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage or Keith Harpley

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