



FARNBOROUGH  
 62-64 QUEENSMEAD  
 \*STAFF UNAWARE\*

**LOCATION**

The unit sits in a prime location within the busy pedestrianised shopping area of Farnborough known as Queensmead, close to The Mead and sitting immediately adjacent to Claire’s Accessories and Card Factory.

Other occupiers nearby include Sports Direct, New Look, Peacocks, Greggs, Boots Opticians, Starbucks, Lloyds Bank and Jetts Gym.

**ACCOMMODATION**

The premises are arranged over Ground Floor only, comprising the following approximate floor areas and dimensions:

Internal Width	29.5 ft	9.0 m
Ground Floor	2,391 sq ft	222.1 sq m

**TERMS**

The premises are available by way of a new lease with terms to be agreed.

**RENTAL**

£49,750 per annum exclusive.

**SERVICE CHARGE**

Annual Service Charge is approximately £2,129 per annum.

**BUSINESS RATES**

Rateable Value 2020	£41,750.00
Rates Payable 2020/2021	£20,833.25

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

**EPC**

An EPC has been requested and will form part of the legal pack.

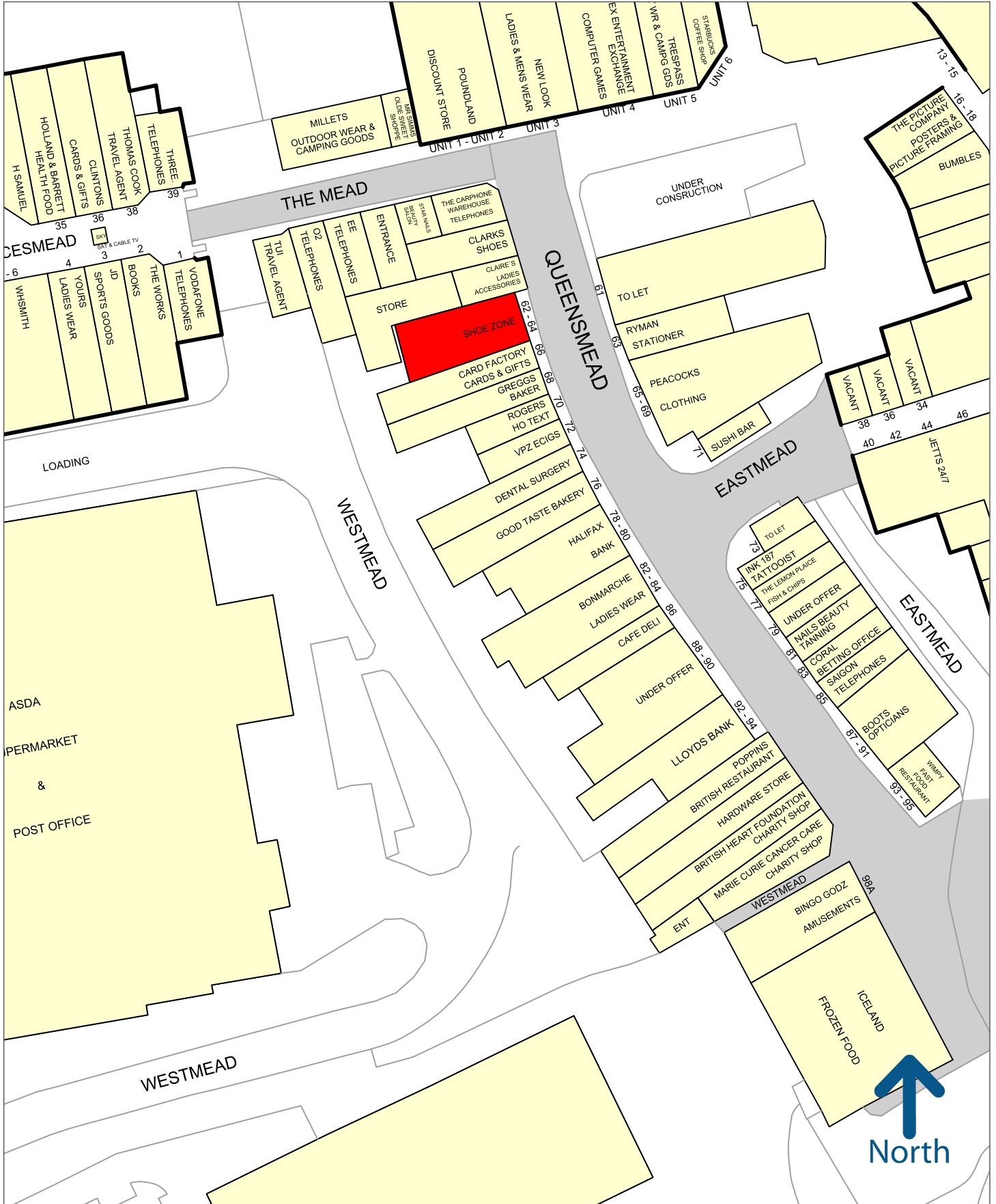
**FURTHER INFORMATION**

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**OR JOINT AGENTS**

Clare & Company  
 David Savage  
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50 metres

Experian Goad Plan Created: 22/10/2020  
 Created By: AS Retail Property Services Limited



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