



FARNBOROUGH

61 QUEENSMEAD
GU14 7RL

LOCATION

The double fronted unit is situated in a prime location within the busy pedestrianised shopping area of Farnborough known as Queensmead.

Occupiers nearby include Peacocks, Greggs, Boots Opticians, New Look, Starbucks and Card Factory.

ACCOMMODATION

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

Internal Width	43 ft	13.2 m
Shop Depth	126ft	38.4 m
Ground Floor (Sales)	5,800 sq ft	538.8 sq m
Ground Floor (Ancillary)	500 sq ft	46.45 sq m
First Floor (Ancillary)	5,200 sq ft	483.1 sq m

TERMS

The premises are available by way of a new lease for a minimum term of five years.

RENTAL

£115,000 per annum exclusive.

SERVICE CHARGE

£10,005 for the current year.

BUSINESS RATES

Rateable Value 2020	£73,000.00
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Rates Payable 2020/2021	£37,668.00
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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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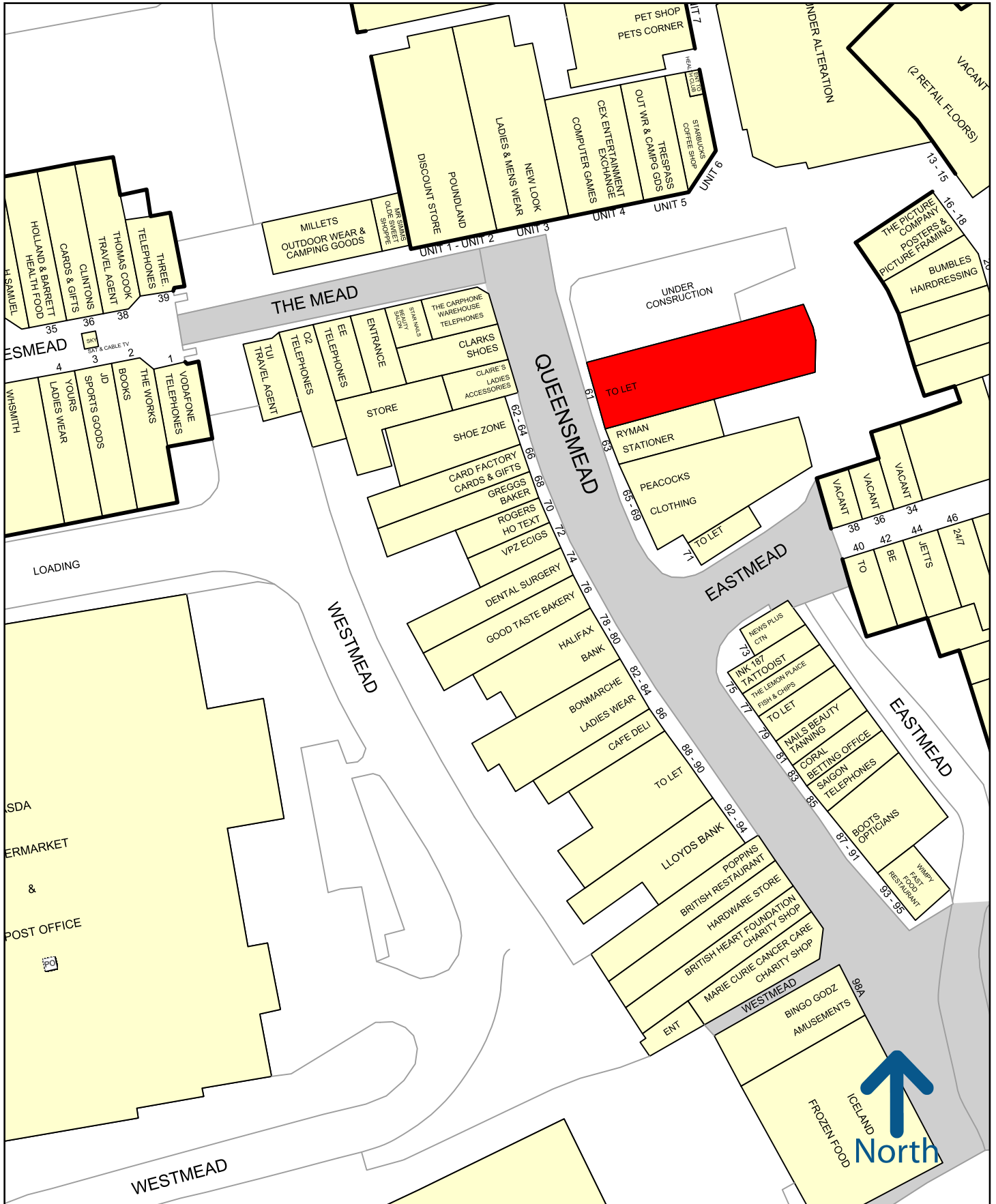
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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 28/04/2020
Created By: AS Retail Property Services Limited



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