



## FARNBOROUGH

### 61 QUEENSMEAD

#### LOCATION

This 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, Card Factory, an Oriental Supermarket and Jetts Gym.

#### 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	46.4 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 from October 2019.

#### RENTAL

£115,000 per annum exclusive.

#### SERVICE CHARGE

£10,005.46 per annum.

#### BUSINESS RATES

Rateable Value 2020	£73,000.00
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Rates Payable 2020/2021	£37,376.00
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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.

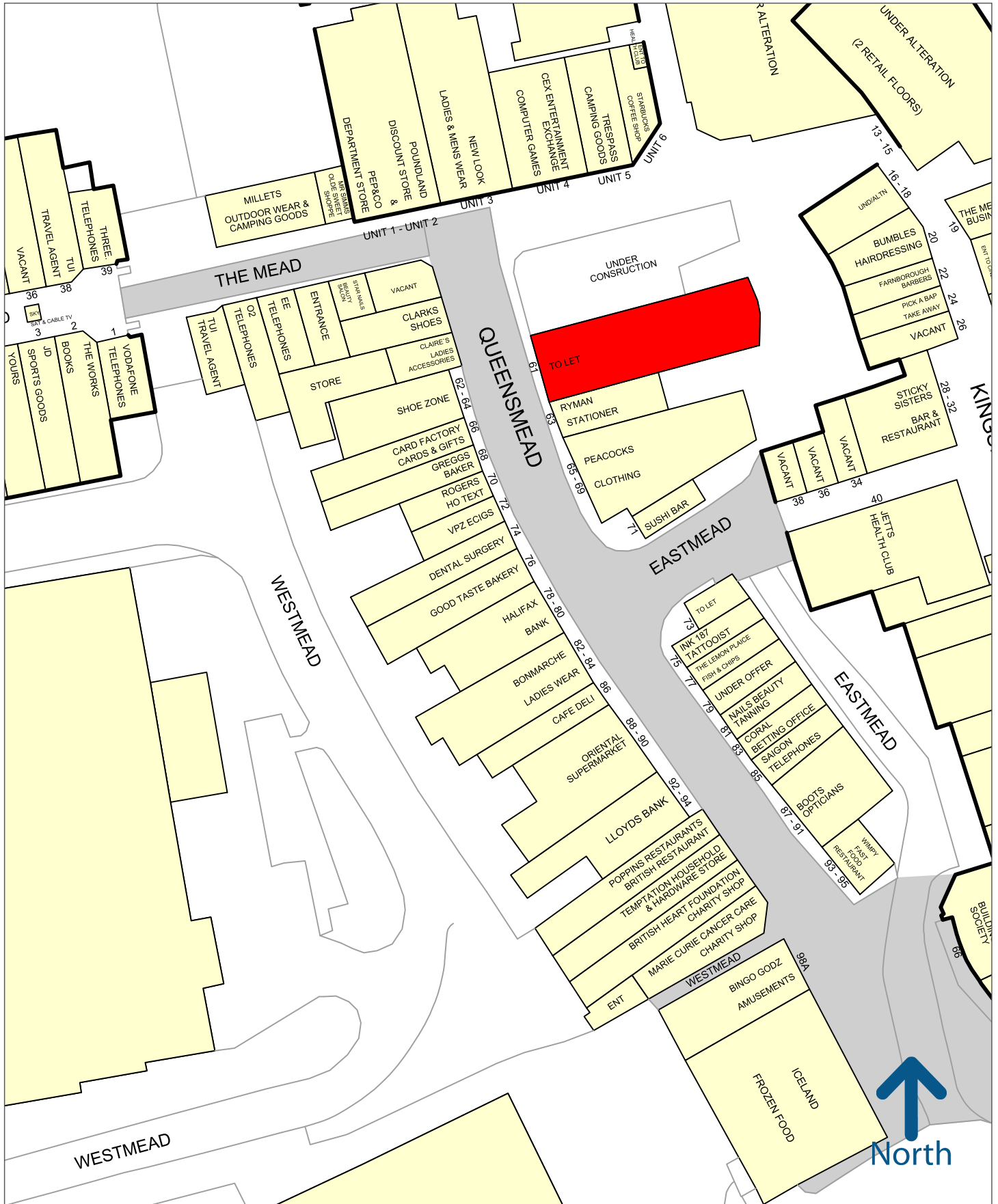
#### FURTHER INFORMATION

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#### OR JOINT AGENTS

Clare & Company  
David Savage  
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50 metres

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