



FARNBOROUGH

65-69 QUEENSMEAD

May sub-divide - details on request

LOCATION

This large shop unit is situated in a prime location within the busy pedestrianised shopping area of Farnborough known as Queensmead which also has links through to The Meads Shopping Centre.

Occupiers nearby include **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:

Ground Floor (Sales)	4,100 sq ft	380.90 sq m
First Floor (Ancillary)	2,765 sq ft	256.87 sq m

Ground Floor may sub-divide.

TERMS

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

RENTAL

£80,000 per annum exclusive.

SERVICE CHARGE

£6,314.95 per annum.

BUSINESS RATES

Rateable Value 2020	£83,500.00
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Rates Payable 2020/2021	£42,752.00
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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

The property has as EPC Rating of C.

FURTHER INFORMATION

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