



FARNBOROUGH

88-90 QUEENSMEAD
GU14 7SE

2,548 - 5,196 SQ FT SALES

LOCATION

The double fronted, newly fitted shop unit is situated within the busy pedestrianised prime shopping area of Farnborough known as Queensmead.

Occupiers nearby include Peacocks, Greggs, Boots Opticians, Bonmarché, Iceland and Card Factory.

ACCOMMODATION

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

Internal Width	51.8 ft	15.8 m
Shop Depth	102.4 ft	31.2 m
Ground Floor (Sales)	5,196 sq ft	482.75 sq m
Ground Floor (Ancillary)	781 sq ft	72.60 sq m

The property will split to provide two units of approx. 2,500 sq ft - details on request.

TERMS

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

RENTAL

£80,000 per annum exclusive for the whole. Split rents available on application.

SERVICE CHARGE

£5,376.08 per annum.

BUSINESS RATES

Rateable Value 2020	£69,500.00
Rates Payable 2020/2021	£35,862.00

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

The Rateable Value on a split basis will be re-assessed.

EPC

The property has an EPC Rating of C.

FURTHER INFORMATION

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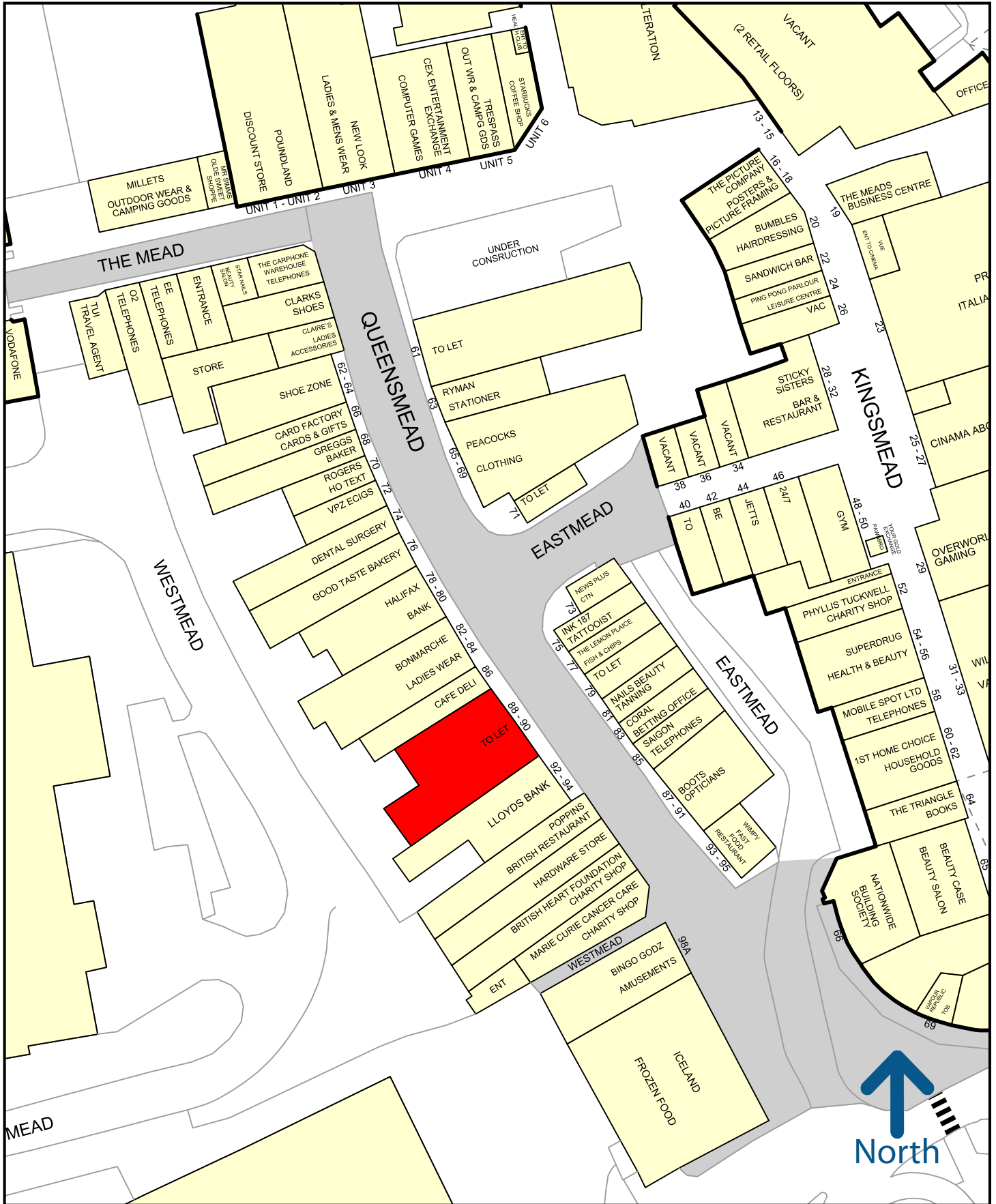
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50 metres

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