



## FARNBOROUGH

79 QUEENSMEAD  
GU14 7RZ

### LOCATION

The subject property is located within the prominent pedestrianised shopping area of Farnborough known as Queensmead. The unit sits adjacent to **Nails Beauty Tanning** and in close proximity to **Boots**. Other nearby occupiers include, **Greggs**, **Boots Opticians**, **New Look**, **Starbucks** and **Card Factory**.

### ACCOMMODATION

Premises arranged over Ground Floor only, comprising the following approximate floor areas.

|              |           |           |
|--------------|-----------|-----------|
| Ground Floor | 685 sq ft | 63.6 sq m |
|--------------|-----------|-----------|

### TERMS

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

### RENTAL

Upon application.

### SERVICE CHARGE

£918 for the current year

### BUSINESS RATES

|                         |            |
|-------------------------|------------|
| Rateable Value 2020     | £16,250.00 |
| Rates Payable 2020/2021 | £8,173.75  |

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

### EPC

The property has an EPC Rating of E.

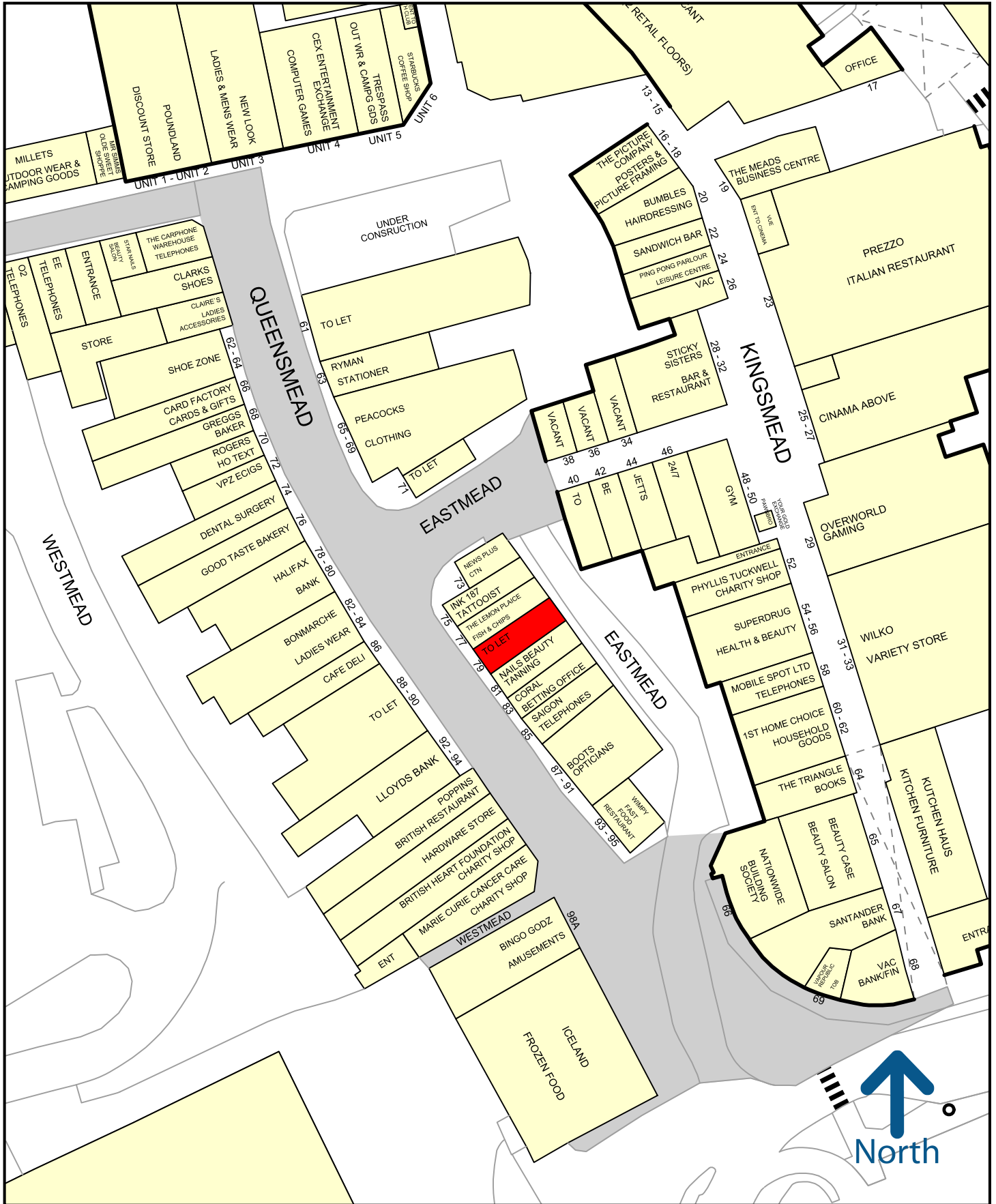
### FURTHER INFORMATION

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### OR JOINT AGENTS

Clare & Company  
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50 metres

Experian Goad Plan Created: 15/04/2020  
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