



FARNBOROUGH

61 QUEENSMEAD
GU14 7RL

* STAFF UNAWARE *

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	126 ft	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 from October 2019.

RENTAL

£115,000 per annum exclusive.

SERVICE CHARGE

Approx. £0.70 psf per annum.

BUSINESS RATES

Rateable Value 2019	£73,000.00
Rates Payable 2019/2020	£36,794.00

Interested parties are advised to seek confirmation of this figure from the local Valuation Office.

EPC

An EPC has been requested and will form part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Claudio Palmiero

020 7287 2155

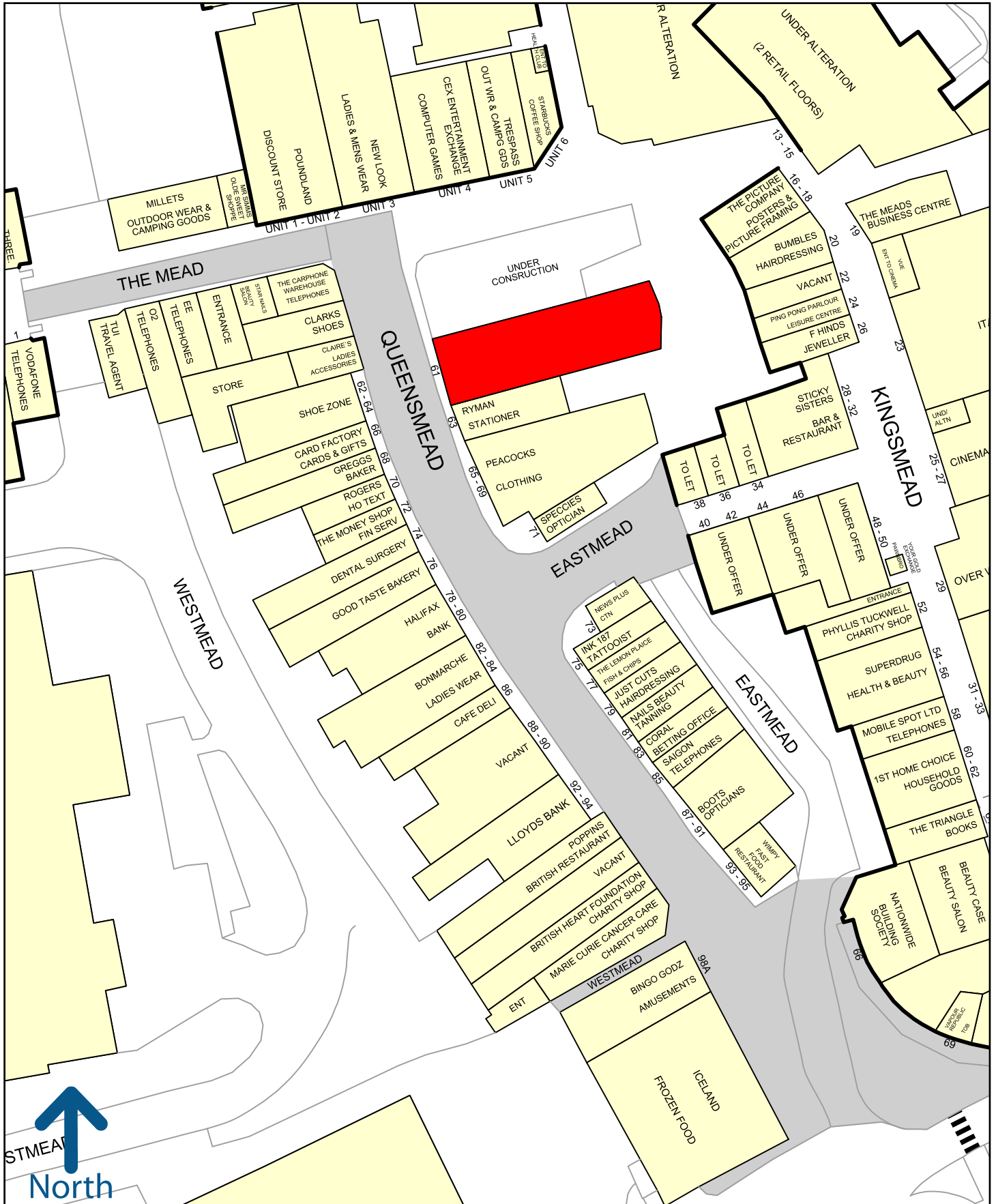
claudio@as-retail.co.uk

OR JOINT AGENTS

Clare & Company

David Savage

01252 415900



50 metres

Experian Goad Plan Created: 31/07/2019
 Created By: AS Retail Property Services Limited

