



FARNBOROUGH

88-90 QUEENSMEAD
GU14 7SE

MAY SPLIT
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

Approx. £0.70 psf, per annum.

BUSINESS RATES

| | |
|-------------------------|------------|
| Rateable Value 2019 | £69,500.00 |
| Rates Payable 2019/2020 | £33,290.00 |

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

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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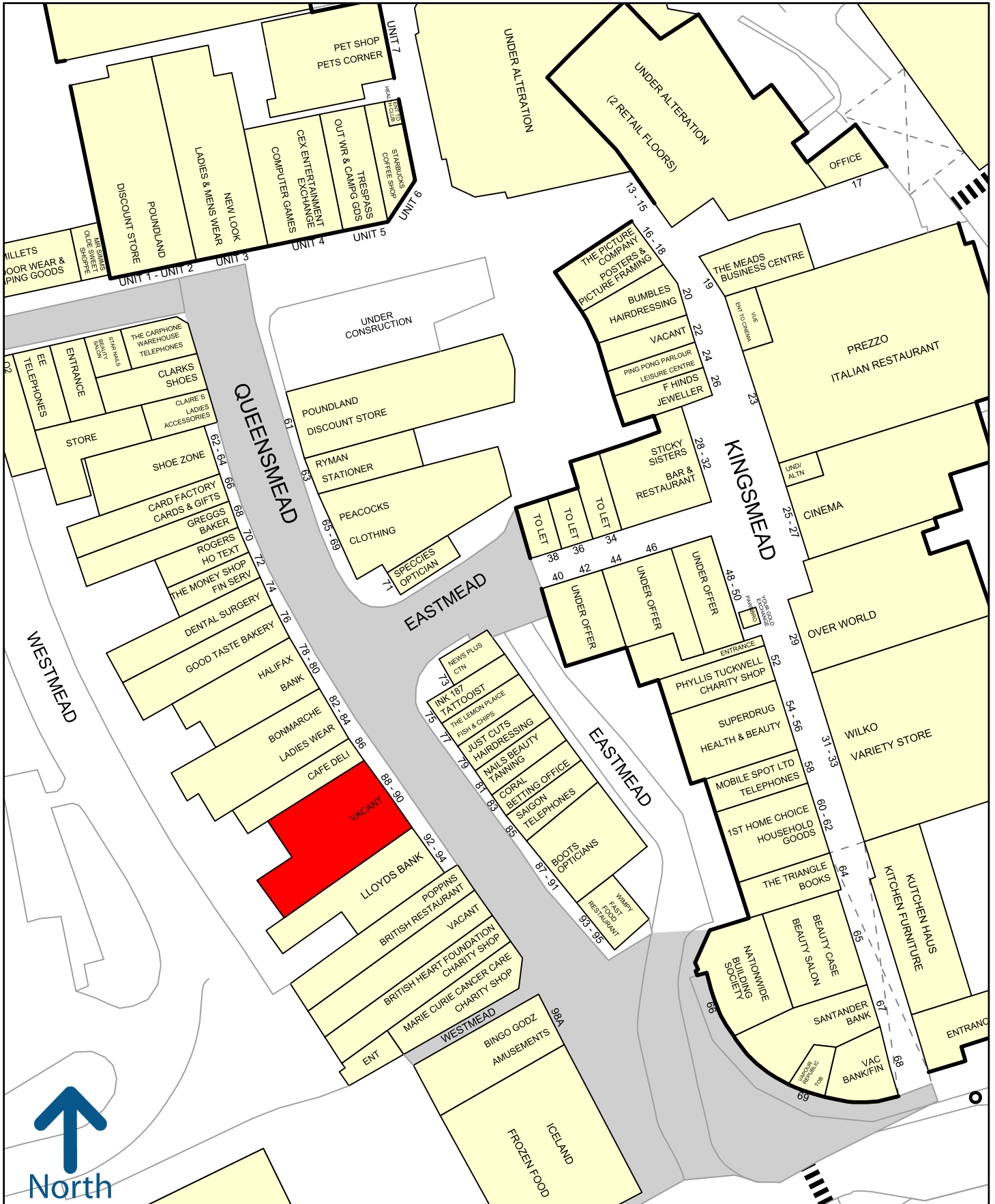
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OR JOINT AGENTS

Clare & Company

David Savage

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50 metres

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

