



FARNBOROUGH

96A QUEENSMEAD
GU14 7SE

LOCATION

The subject property is situated within the busy pedestrianised shopping area of Farnborough known as Queensmead.

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

ACCOMMODATION

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

Internal Width	20 ft 6 ins	6.28 m
Ground Floor (Sales)	1,641 sq ft	152.5 sq m
Ground Floor (Ancillary)	333 sq ft	32 sq m

TERMS

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

RENTAL

£33,500 per annum exclusive.

SERVICE CHARGE

Approx. £0.70 psf, per annum.

BUSINESS RATES

Rateable Value 2019	£29,750.00
Rates Payable 2019/2020	£14,607.25

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

EPC

The property has an EPC Rating of B.

FURTHER INFORMATION

Andrew Shepherd

020 7287 2155

andrew@as-retail.co.uk

Claudio Palmiero

020 7287 2155

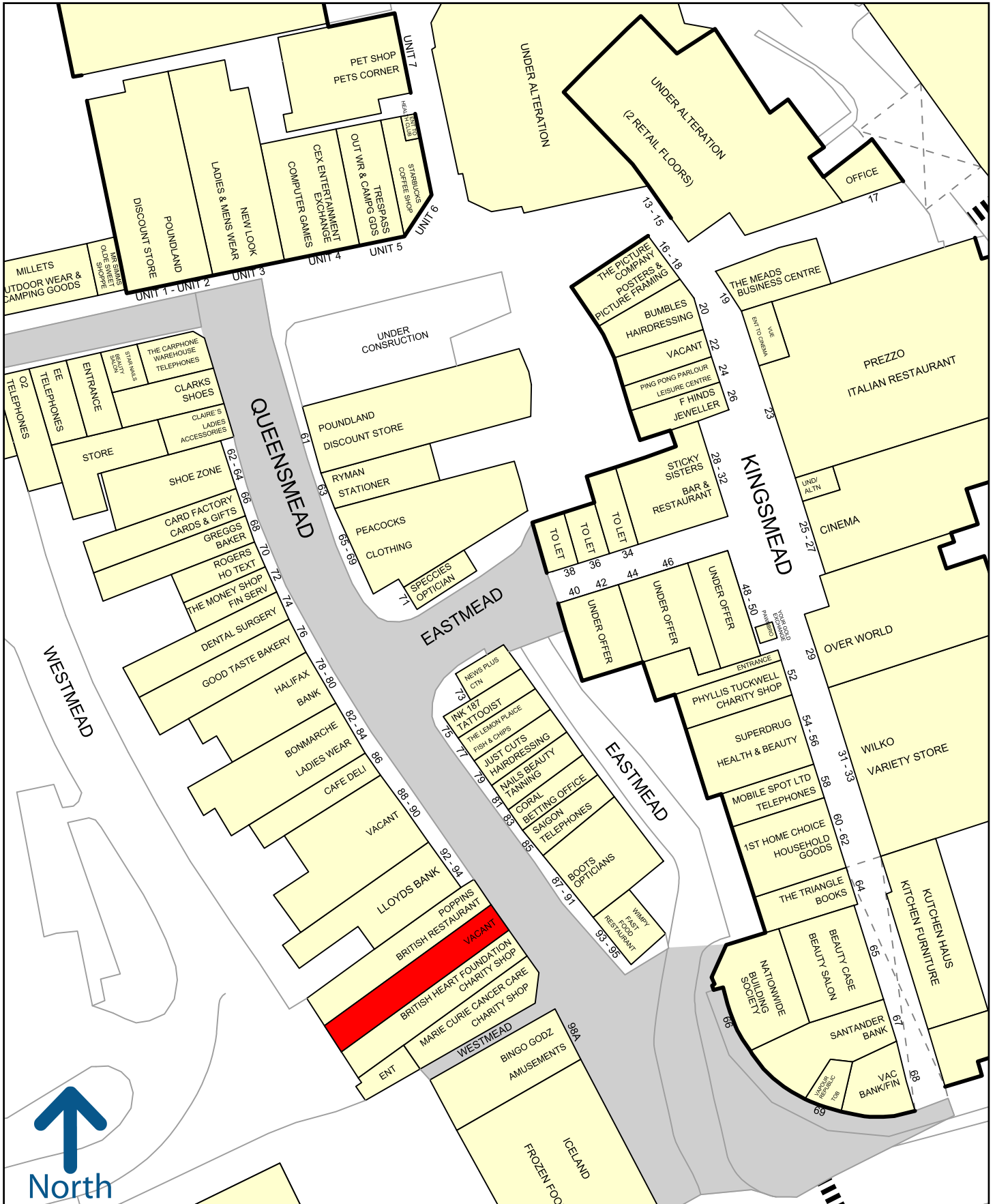
claudio@as-retail.co.uk

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

