



## FARNBOROUGH

71 QUEENSMEAD  
GU14 7RL

### LOCATION

The subject property is located on the corner of Queensmead and Eastmead, within the prominent pedestrianised shopping area of Farnborough known as Queensmead.

The unit sits adjacent to **Peacocks** and opposite **Halifax**. Other nearby occupiers include, **Greggs**, **Boots Opticians**, **New Look**, **Starbucks** and **Card Factory**.

### ACCOMMODATION

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

Ground Floor	679 sq ft	63.08 sq m
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### TERMS

The premises are available by way of a new lease with terms to be agreed.

### RENTAL

£24,500 per annum exclusive.

### SERVICE CHARGE

£592 for the current year.

### BUSINESS RATES

Rateable Value 2020	£18,500.00
Rates Payable 2020/2021	£9,305.50

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

### EPC

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

### FURTHER INFORMATION

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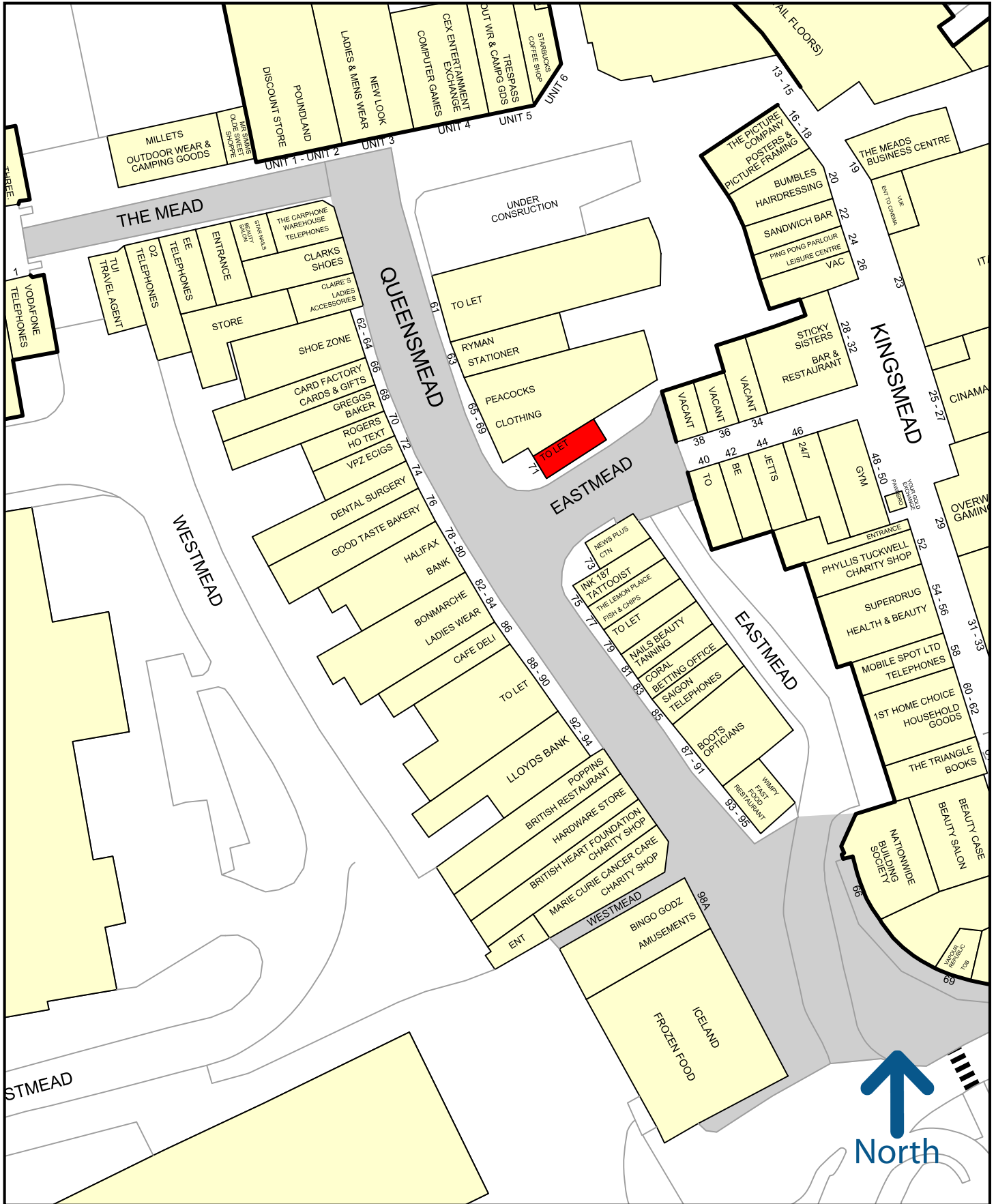
[charmi@as-retail.co.uk](mailto:charmi@as-retail.co.uk)

### OR JOINT AGENTS

Clare & Company

David Savage

01252 415900



50 metres

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