



FARNBOROUGH

82-84 QUEENSMEAD

Subject to Vacant Possession

LOCATION

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

Occupiers nearby include **Greggs**, **Boots Opticians**, **Halifax**, **Iceland** and **Card Factory**.

ACCOMMODATION

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

| | | |
|--------------|-------------|----------|
| Ground Floor | 3,434 sq ft | 319 sq m |
| First Floor | 3,160 sq ft | 293 sq m |

TERMS

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

RENTAL

Rent on application.

SERVICE CHARGE

£6,146.64 per annum.

BUSINESS RATES

| | |
|-------------------------|---------|
| Rateable Value 2020 | £53,000 |
| Rates Payable 2020/2021 | £27,136 |

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

EPC

The property has an EPC Rating of D.

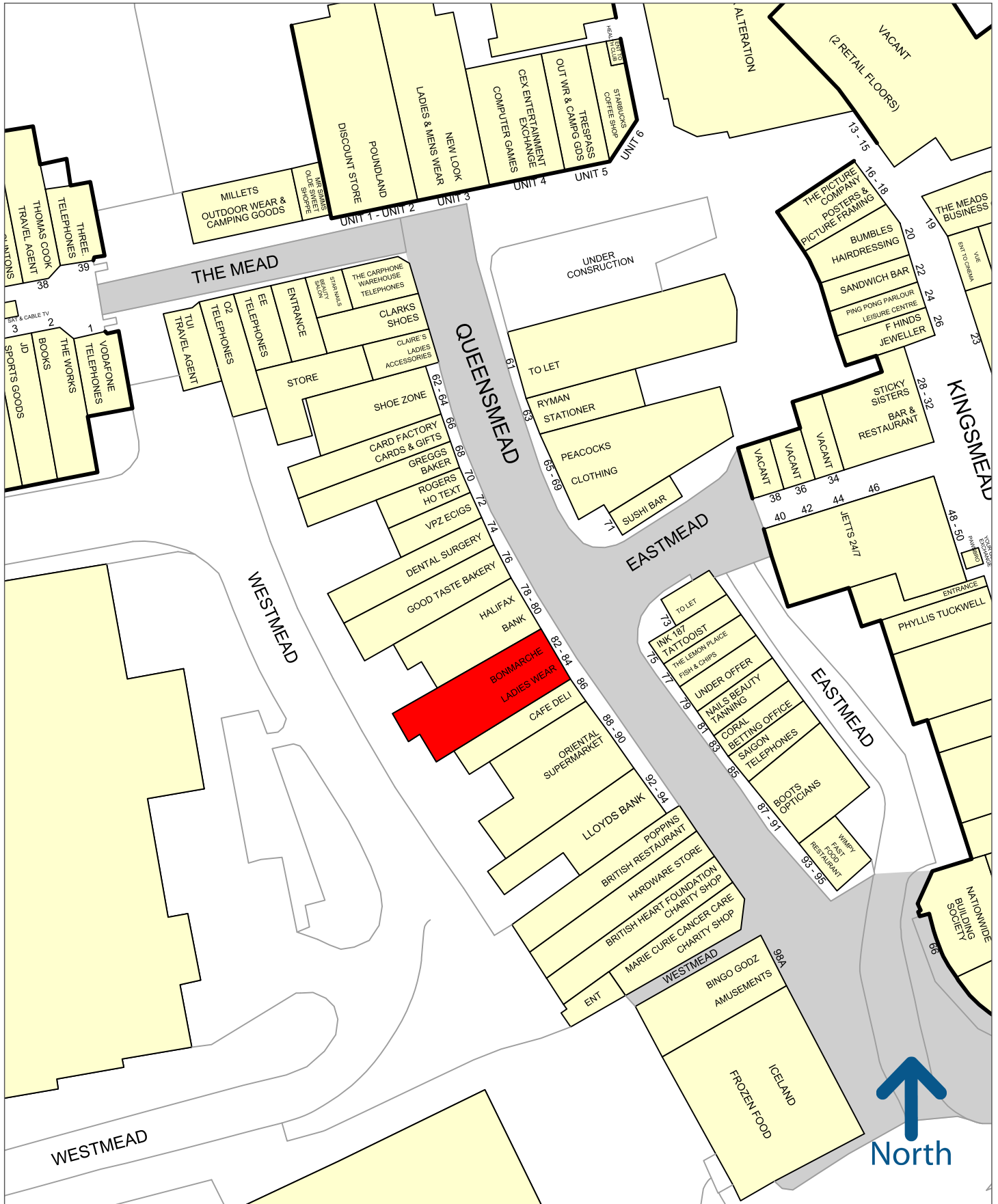
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 07/12/2020
Created By: AS Retail Property Services Limited



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