



FARNBOROUGH
68 QUEENSMEAD
DUE TO RELOCATION

LOCATION

The property sits in a prime location on Queensmead adjacent to Card Factory and Rodgers, close to Poundstretcher, Shoe Zone, Bon Marche, Halifax & Rymans. Other occupiers in the nearby vicinity include Poundland, New Look, CEX, Sports Direct and Lloyds.

ACCOMMODATION

The unit is arranged over ground floor only and comprises the following approximate floor areas and dimensions:-

| | | |
|------------------|--------------|----------|
| Internal Width: | 16 ft 10 ins | 5.14 m |
| Shop Depth | 109 ft 9 ins | 33.45 m |
| Ground Floor NIA | 1,864 sq ft | 173 sq m |

TERMS

Available on a new effectively FRI Lease – terms to be agreed.

QUOTING RENT

£32,500 pax.

SERVICE CHARGE

The Service charge for the current year is approx. £1,000. Further details on request.

BUSINESS RATES

| | |
|-------------------------|------------|
| Rateable Value 2024 | £23,250.00 |
| Rates Payable 2024/2025 | £11,601.75 |

Interested parties are advised to check with the local rating authority.

EPC

To be confirmed

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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JOINT AGENT

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