

A PROMINENT LOCK-UP SHOP SET WITHIN A BUSY TOWN CENTRE TRADING POSITION



TO LET ON NEW LEASE TERMS

684 ft² (63.54 m²)

77 QUEENSMEAD, FARNBOROUGH, GU14 7RZ

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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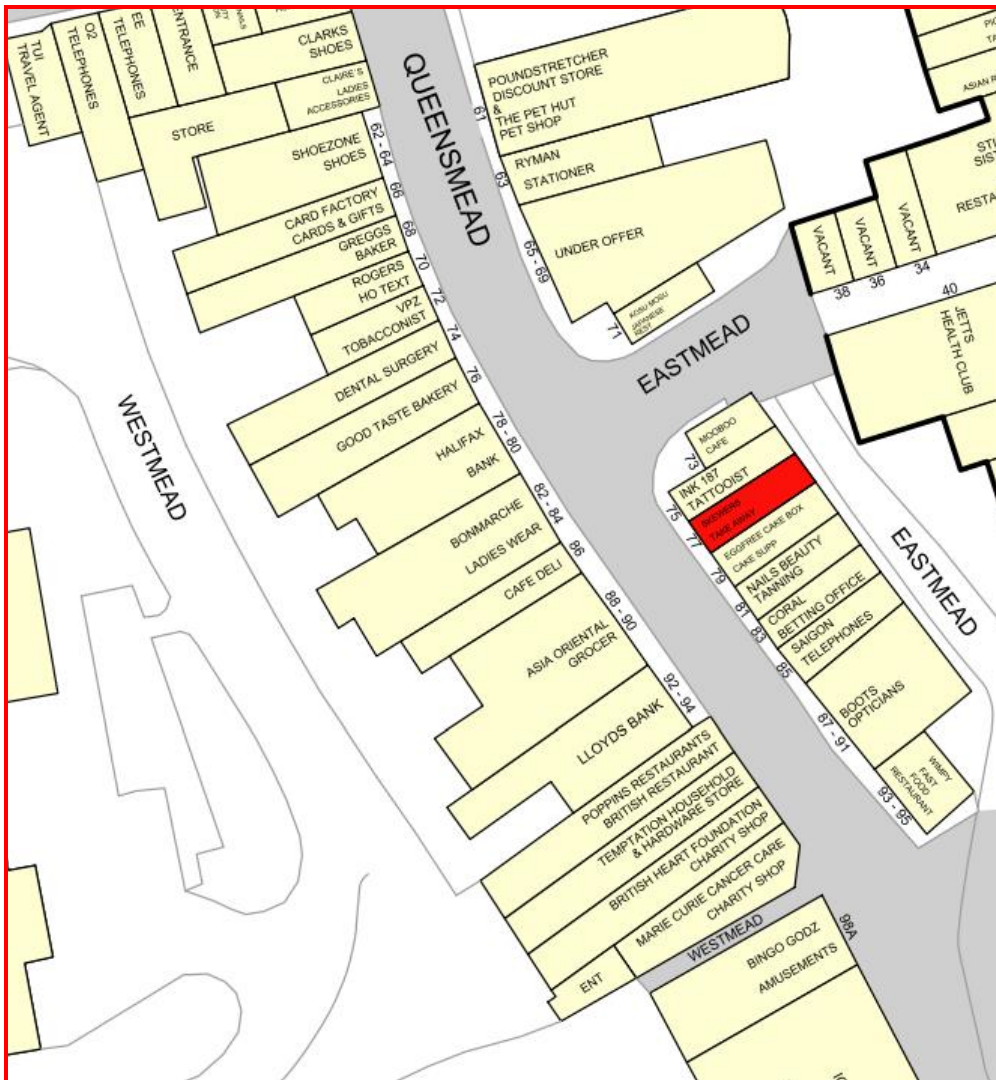
- ▶ **Town Centre Shop**
- ▶ **Modern Shop Front**
- ▶ **Busy Retail Location**

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LOCATION

The premises are located in this busy pedestrianised shopping centre within Farnborough known as Queensmead, nearby occupiers include Cake Box, Mooboo (Bubble Tea), Poundstretcher, Corals, Boots Opticians/hearing care, Wimpy, Lloyds Bank, Bonmarche, Halifax, Asia Oriental, Poppins restaurant etc.



DESCRIPTION

The shop is a single rectangle retail unit within this busy shopping scheme. At the rear of the shop there are ladies and gents WC's with wash hand basins. The unit has central heating via radiators supplied from a gas boiler. To the rear of the unit there is access for deliveries and an area will be provided for bin storage.

SCHEDULE OF AREAS

Main Retail Area	684 ft ²	63.54 m ²
Internal Width	16 ft	4.87 m
Shop Area Depth	42'9 ft	13.10 m

***Please note that this area includes the toilets and lobby to the rear of the property.**

LEASE

The premises are available on a new lease from the landlord with length of term by agreement (subject to existing lease surrender).



EXISTING LEASE

Please note that any new lease is subject to vacant possession and the surrender of the outgoing tenant's existing lease, the existing tenant has said that he is interested in selling his hot food equipment and fittings if an incoming tenant is interested in purchasing these (further information on application).

RENT

£22,500 pax, plus VAT.

SERVICE CHARGE

For the period September 2021/22 we understand the figure is £908.80 plus VAT paid quarterly in advance.

BUILDINGS INSURANCE

A figure of £270.68 plus VAT for the current year up to 24 March 2023.

BUSINESS RATES

The rateable value of the property is £17,250 which equates to approximately £8,607.75 payable for the year 2021/2022, although interested parties are advised to contact the Business Rates Department at Rushmoor Borough Council for confirmation 01252 398398.

LEGAL COSTS

Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

Further information on application.

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

David Savage or Keith Harpley
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Andrew Shepherd
AS Retail
234-235 Linen Hall
London
W1B 5TG

Telephone: 01252 415900

0207 287 2155

Mobile: 07798 761028/07949 016459

07715 001005

Email: ds@clareandcompany.co.uk

andrew@as-retail.co.uk