

# REFURBISHED LOCK-UP SHOP/S

## TO LET



**73/75 LYNCHFORD ROAD, FARNBOROUGH, GU14 6EJ**

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

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**Land**



- ▶ **Located in North Camp Village**
- ▶ **Double Fronted Unit or Taken as 2 Separate Retail Units**
- ▶ **New Suspended Ceilings with Inset LED Lighting**
- ▶ **Vacant Possession – So Quick Occupation Available**
- ▶ **New Toilet Facilities**
- ▶ **Ceramic Tile Flooring**

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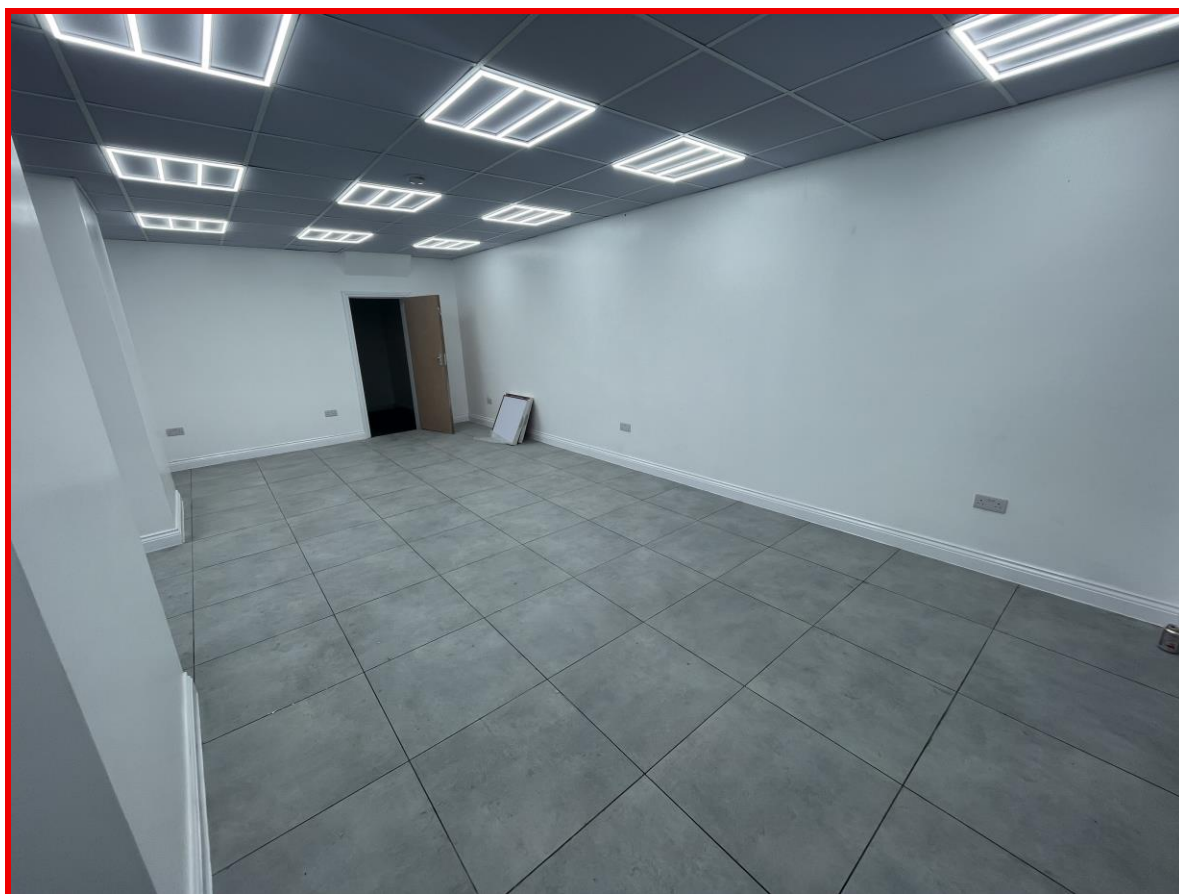
## LOCATION

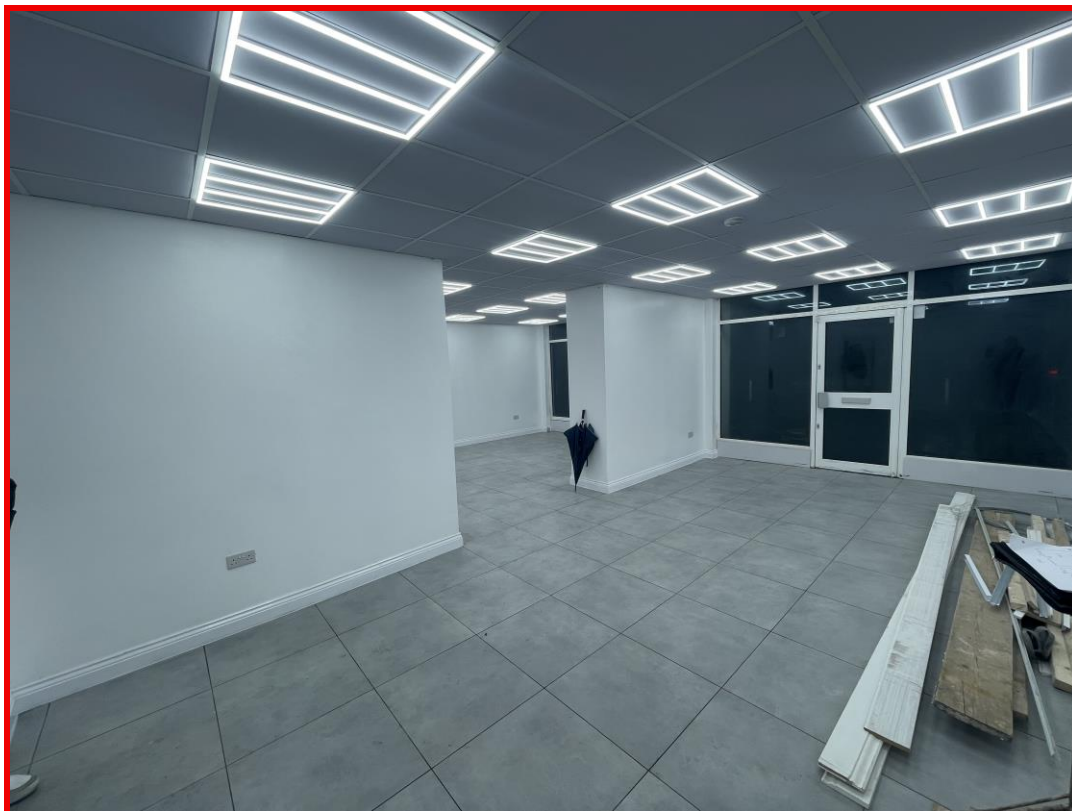
The premises are located on Lynchford Road which is the main thoroughfare into North Camp Village. The main shopping centre for the village of North Camp is Camp Road just round the corner where retailers within the local area include Co-op, RSPCA, Debra, Budgens, Coral, Parity for the Disabled and a good range of small retailers and café/restaurants.

Farnborough is well known for it's Main Line Station to London/Waterloo, Airport and the excellent vehicle access to the A331 Blackwater Relief Road connecting to the M3 Junction 4 and 4a, A31 to Farnham and Guildford and beyond to the A3.

## DESCRIPTION

A large refurbished double fronted shop, or the premises can be partitioned to form two separate lock-up shop units, if so then both would provide rear store rooms, and separate toilet facilities, plus each unit has a rear pedestrian door to allow access for locating bins externally if required.





## ACCOMMODATION

Approximate floor areas as follows:-

### 73 Lynchford Road

Retail Area	305 ft <sup>2</sup>	( 28.26 m <sup>2</sup> )
Store Room/Ancillary	125 ft <sup>2</sup>	( 11.61 m <sup>2</sup> )
Toilet/Ancillary Area	58 ft <sup>2</sup>	( 5.39 m <sup>2</sup> )

### 75 Lynchford Road

Retail Area	319 ft <sup>2</sup>	( 29.64 m <sup>2</sup> )
Store Room/Ancillary	87 ft <sup>2</sup>	( 8.15 m <sup>2</sup> )
Ancillary Area	48 ft <sup>2</sup>	( 4.43 m <sup>2</sup> )
<b>Total Area</b>	<b>952 ft<sup>2</sup></b>	<b>( 88.48 m<sup>2</sup>)</b>

## BUSINESS RATES

The Rateable Value for the whole double unit as from 1<sup>st</sup> April this year is £14,000, which we calculate should be approximately £3,500 payable under the provisions of the small business rates relief (on the basis the property will be your only commercial premises). However, if the units are split into two then

the rates will require reassessment and in which case each unit should be roughly half of the full assessment, and this being the case the business rates will qualify for 100% rates relief (on the basis the property will be your only commercial premises). We strongly recommend that interested parties contact Rushmoor Borough Council to clarify the exact detail of the business rates.



## **TO LEASE**

If the property is let as one the rent to be £25,000 pax.

If the property is let as two separate lock-up shop units, then the rent for each shop to be £15,000 pax.

## **VAT**

We believe that the property has not been elected for VAT.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**



## **LEGAL COSTS**

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

## **FOR FURTHER INFORMATION CONTACT THE AGENT:**

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