

A PROMINENT END UNIT SHOP SET WITHIN A BUSY SHOPPING CENTRE

TO LET

655 ft² (60.85 m²)

73 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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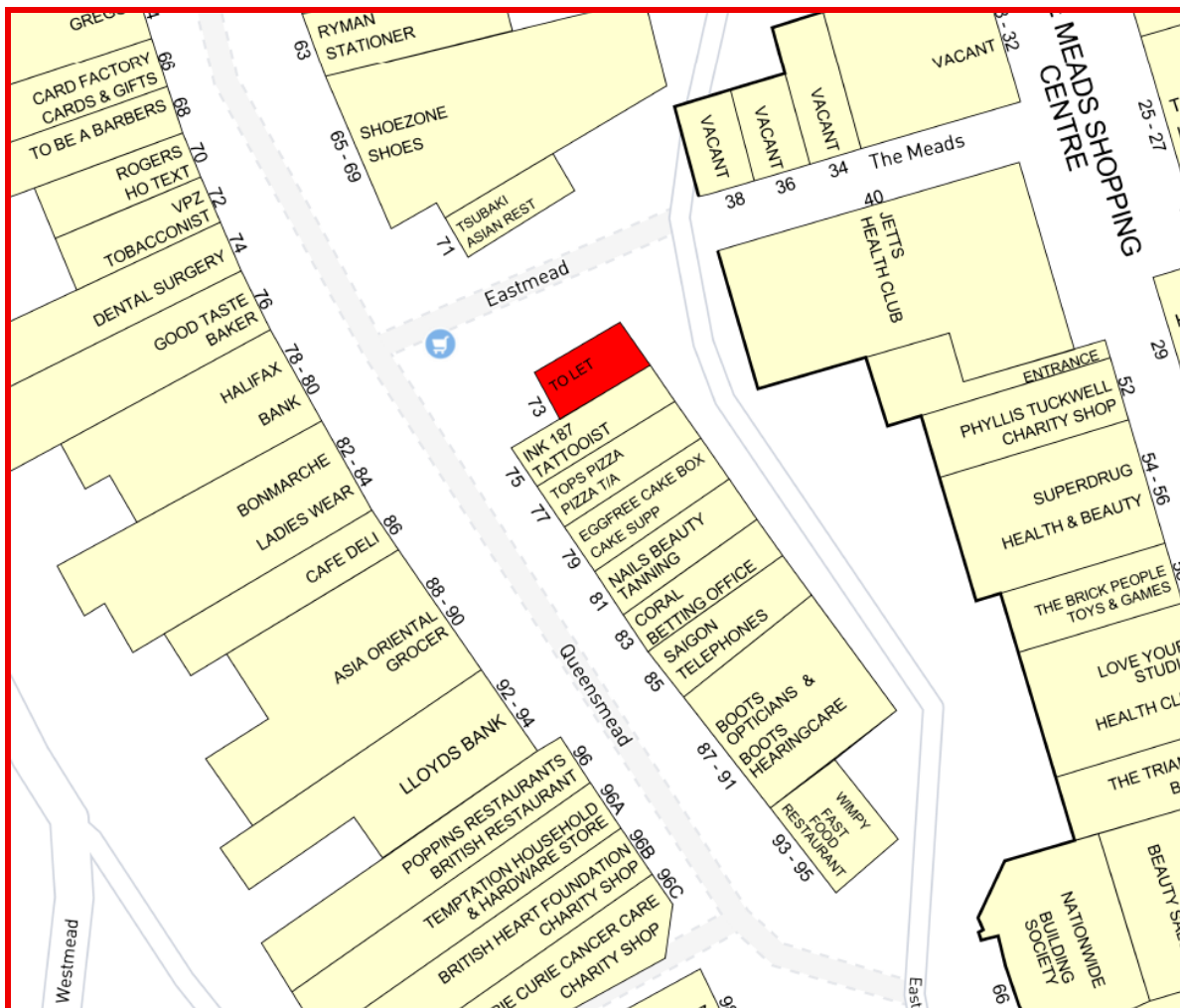
- ▶ **Great Potential for Hot Food Use**
- ▶ **Town Centre Shop**
- ▶ **End Unit**
- ▶ **Busy Town Centre Retail Location**
- ▶ **Within Queensmead both Greggs & Shoe Zone have expanded**
- ▶ **Scheme full other than this shop**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are located within the busy pedestrianised shopping centre within Farnborough known as Queensmead, surrounding occupiers include Poundland, Poundstretcher, Ryman Stationers, Shoe Zone, Greggs Baker, Boots Opticians, Clarks Shoes, Wimpy, Card Factory, Starbucks, Halifax, Bonmarche etc.



DESCRIPTION

The shop is a single retail unit in a prominent location. The shop is within a busy location with neighbouring retailers including the Greggs Bakery, Card Factory, Peacocks, Pound Stretcher etc.

SCHEDULE OF AREAS

Main Retail Area	655 ft ²	60.85 m ²
Internal Width	TBC	
Shop Area Depth	TBC	

LEASE

The premises are available on a new lease with length of term by agreement.

RENT

Rental offers in the Region of £25,500 pax, plus VAT.

SERVICE CHARGE

£493.74 plus VAT for this year.

OCCUPATION Premises offer vacant possession.

BUSINESS RATES

The rateable value of the property is £12,500 which equates to approximately £6,237.50 payable for the year 2025/2026, **HOWEVER, if the premises are to be your only commercial property then you will qualify for the small business rates relief and with the Rateable Value at this level the amount payable should be £1,039.60 for one year, however, we recommend that interested parties check with the Business Rates Department at Rushmoor Borough Council for confirmation of the exact amount on 01252 398398.**

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

101-125

E

108 | E

VIEWING

Strictly by appointment with the **Agent**:

David Savage
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

07715 001005

Email: ds@clareandcompany.co.uk

andrew@as-retail.co.uk