



## 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)

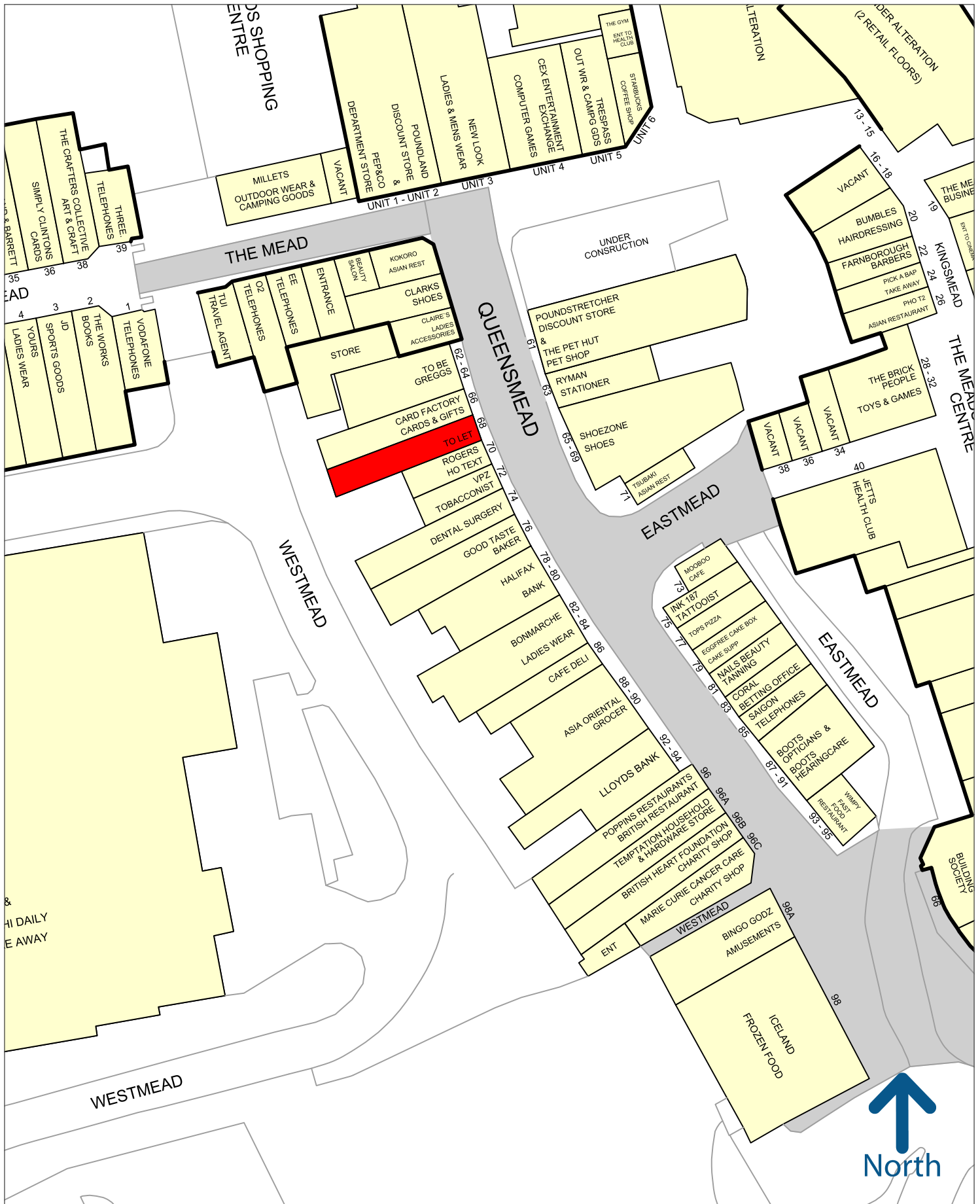
Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

### FURTHER INFORMATION

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### JOINT AGENT

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50 metres

Experian Goad Plan Created: 18/02/2025  
Created By: AS Retail Property Services Limited