

# PROMINENT NEW RETAIL UNIT SET ON A BUSY TOWN CENTRE ROAD

## TO LET (MAY SELL)

754 ft<sup>2</sup> (70 m<sup>2</sup>)

## NEW RETAIL UNIT AT 36 VICTORIA ROAD, FARNBOROUGH, HANTS, GU14 7PQ



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

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- ▶ **Prominent Retail Unit**
- ▶ **Busy Town Centre walking distance to Farnborough's 3 Main Shopping Centres**
- ▶ **Located on local bus routes**
- ▶ **Walking distance to Farnborough main line station**

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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 property is located on the Southern side of Victoria Road within central Farnborough, on the main Cove to Aldershot Bus route and a short walk from the main line railway station (London Waterloo approx 35 minutes).

Nearby occupiers include Dominos Pizzas, Romans Estate Agents, Mackenzie Smith Estate Agents, Vickery Estate Agents, Bet Fred, JD Wetherspoon, Travelodge, Beefeater, Premier Inn and various other smaller retailers.

The premises are immediately adjacent Farnborough's three main shopping centres, Princesmead, Queensmead and Kingsmead, with occupiers including Poundstretcher, Boots, Asda, Shoezone, Rymans, Card Factory, Sainsburys etc.

Farnborough is strategically located between Junctions 4 and 4a of the M3 motorway which provides access to the M25 and Heathrow Airport. Neighbouring towns such as Camberley and Fleet are easily accessible, as is Farnham via the Blackwater Valley Relief Road (A331).

## DESCRIPTION

The property comprises a Retail Lock-Up Shop rectangle in shape, a full second fix will be required.

## ACCOMMODATION

Shop approximate measurements and floor areas as follows:-

<b>Shop Area</b>	<b>754 ft<sup>2</sup></b>	<b>70 m<sup>2</sup></b>
Internal Width	18 ft	5.5 m
Built Depth	42 ft	13 m

**LEASE** Available on a new full repairing and insuring lease, with length of term by agreement.

**RENT** Rental offers in the region of £21,000 pax.

## SERVICE CHARGE & BUILDINGS INSURANCE

Service charge approximately £500 pa. Buildings insurance to be confirmed.

**VAT** We understand from our client that the property can be either registered or unregistered for VAT, our client is making further investigations into this with their accountant.

**COMPLETION TIMINGS** The property is currently vacant, so as soon as legally possible.

**BUSINESS RATES** The premises have yet to be assessed for business rates, however, looking at the Rateable Value of the shops next door we would make a **GUESSTIMATE** that the Rateable value will be somewhere around £16,000 to £17,000, and IF this is the case, then the rates payable will be somewhere around £8,000 to £8,500 rates payable. As, confirmed this is only a guesstimate, and the actual figure will be determined by the Valuation Office.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out.



### VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage

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**REF No.**

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