



## FARNBOROUGH UNIT 40-44, MEADS SHOPPING CENTRE, GU14 7SL



### LOCATION

The unit is located within the covered Meads Shopping Centre within close proximity to many multiple retailers including **Wilko, F Hinds, Superdrug, Vue, Hancock's** and **Prezzo**.

### ACCOMMODATION

The unit is arranged on ground and first floor having the following approximate areas:

Ground Floor	216.4 m <sup>2</sup>	2,329 ft <sup>2</sup>
First Floor	147 m <sup>2</sup>	1,583 ft <sup>2</sup>

*These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5<sup>th</sup> Edition).*

### RENT

On Application.

### LEASE

New full repairing and insuring lease.

### SERVICE CHARGE

The current annual service charge is £17,360 per annum exclusive of VAT (ground floor).

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### BUSINESS RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value                      To be advised

Interested parties are advised to make their own enquiries of the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

C68. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

### VIEWING

All arrangements to view the premises are strictly by prior arrangement through Wrather Property or via our joint agents GVA.

### CONTACT

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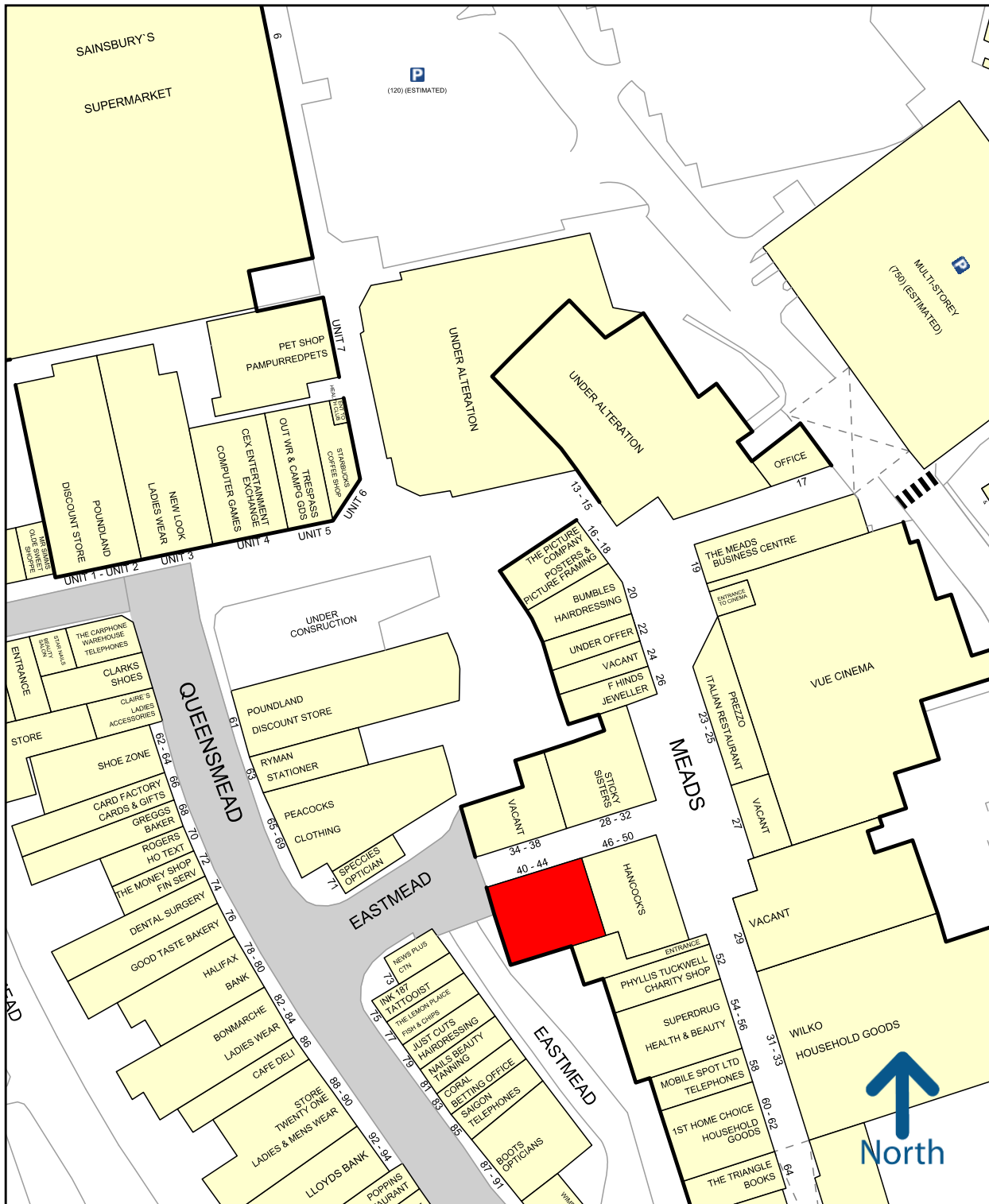
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SUBJECT TO CONTRACT

September 2018

### Misrepresentation Act 1967

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