

# FARNBOROUGH UNIT 58, MEADS SHOPPING CENTRE, GU14 7SL



# **LOCATION**

The unit is located within the covered Meads Shopping Centre within close proximity to many multiple occupiers including Wilko, Superdrug, Jett's Gym and Prezzo.

# **ACCOMMODATION**

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

Ground Floor 104.0 m<sup>2</sup> 1,120 ft<sup>2</sup> First Floor 68.2 m<sup>2</sup> 734 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 effective full repairing and insuring lease.

## **SERVICE CHARGE**

The current annual service charge is £12,365 per annum exclusive of VAT.

## **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 £14,750 Rates Payable 2019/2020 £7,240

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

# **ENERGY PERFORMANCE CERTIFICATE**

B41 A full copy of the EPC is available at <a href="https://www.epcregister.com">www.epcregister.com</a>

## **VIEWING**

All arrangements to view the premises are strictly by prior arrangement through Wrather Property or via our joint agent, Avison Young.

## **CONTACT**

Stephen Wrather, Wrather Property

T 020 7224 4151 M 07770 855813

E stephen@wratherproperty.com

David Hooper, Avison Young

T 020 7911 2950

E <u>david.hooper@avisonyoung.com</u>

SUBJECT TO CONTRACT

February 2020

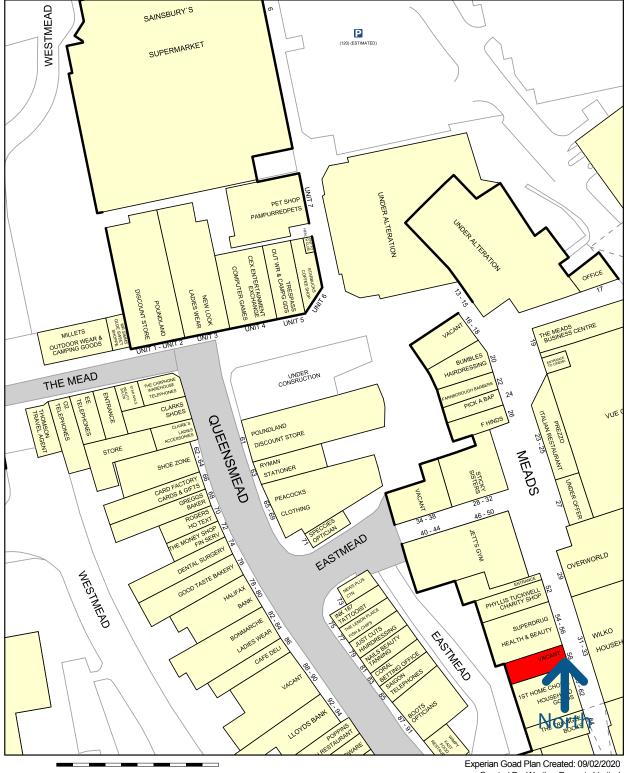
## Misrepresentation Act 1967

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# Farnborough







50 metres

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