



## FARNBOROUGH UNIT 60-62, 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, Vue, Jett's Gym** and **Prezzo**.

### ACCOMMODATION

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

Ground Floor	222.9 m <sup>2</sup>	2,399 ft <sup>2</sup>
First Floor	117.2 m <sup>2</sup>	1,262 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 £23,726 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	£29,000
Rates Payable 2019/2020	£14,240

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

### ENERGY PERFORMANCE CERTIFICATE

C74. 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 agent, Avison Young.

### CONTACT

Stephen Wrather, Wrather Property  
T 020 7224 4151  
M 07770 855813  
E [stephen@wratherproperty.com](mailto:stephen@wratherproperty.com)

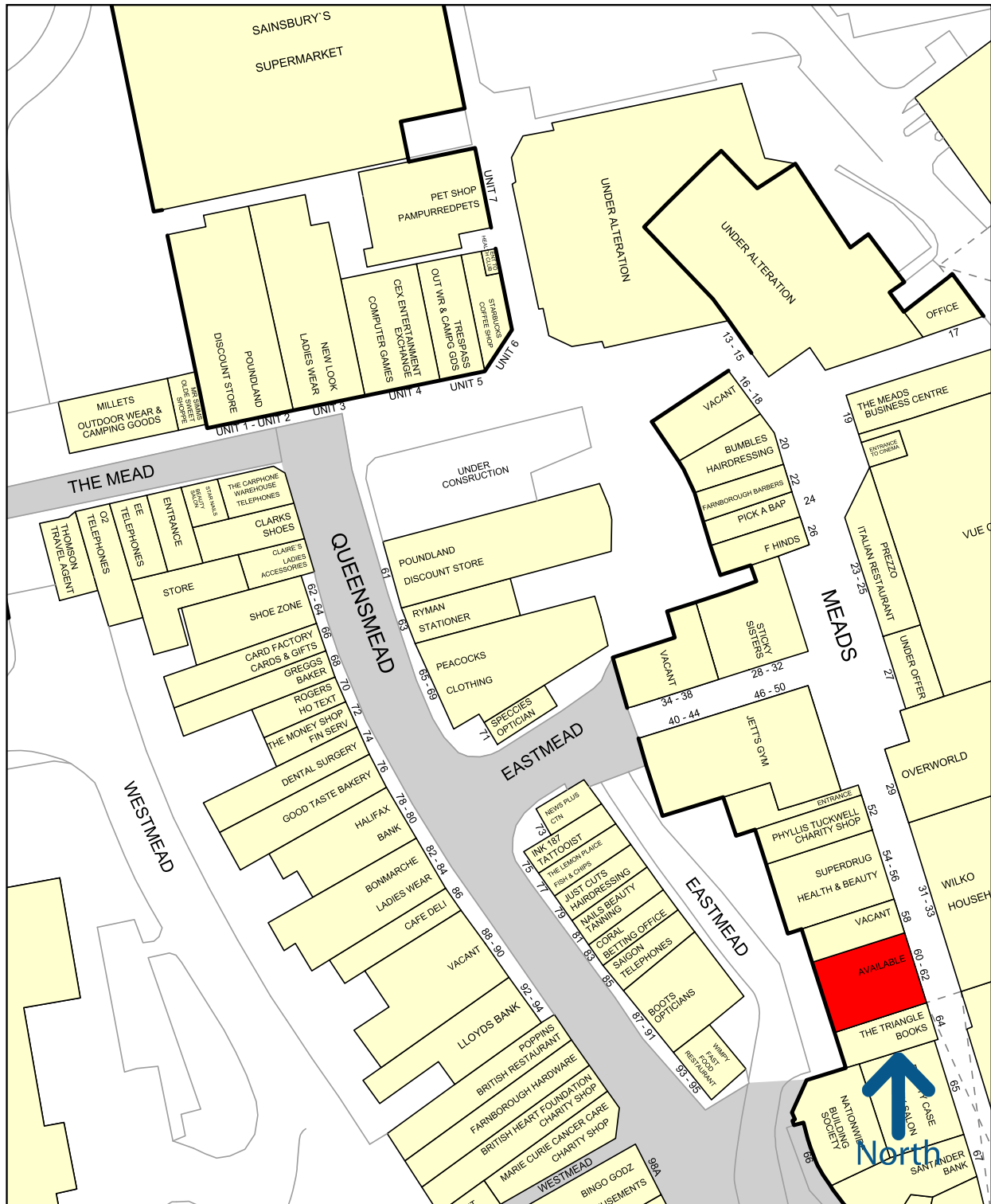
David Hooper, Avison Young  
T 020 7911 2950  
E [david.hooper@avisonyoung.com](mailto:david.hooper@avisonyoung.com)

SUBJECT TO CONTRACT

February 2020

### Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.



50 metres

Experian Goad Plan Created: 09/02/2020  
Created By: Wrather Property Limited



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