



## FARNBOROUGH UNIT 34-38, 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**, **Superdrug**, **Vue**, **Jett's Gym** and **Prezzo**.

### ACCOMMODATION

The unit is arranged on ground floor having the following approximate area:

Ground Floor	168.0 m <sup>2</sup>	1,808 ft <sup>2</sup>
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NB. There is additional space of 104 m<sup>2</sup> or 1,081 ft<sup>2</sup> at first floor that can also be made available.

*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 £12,288 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
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Interested parties are advised to make their own enquiries of the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

C65. 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, Citicentric.

### CONTACT

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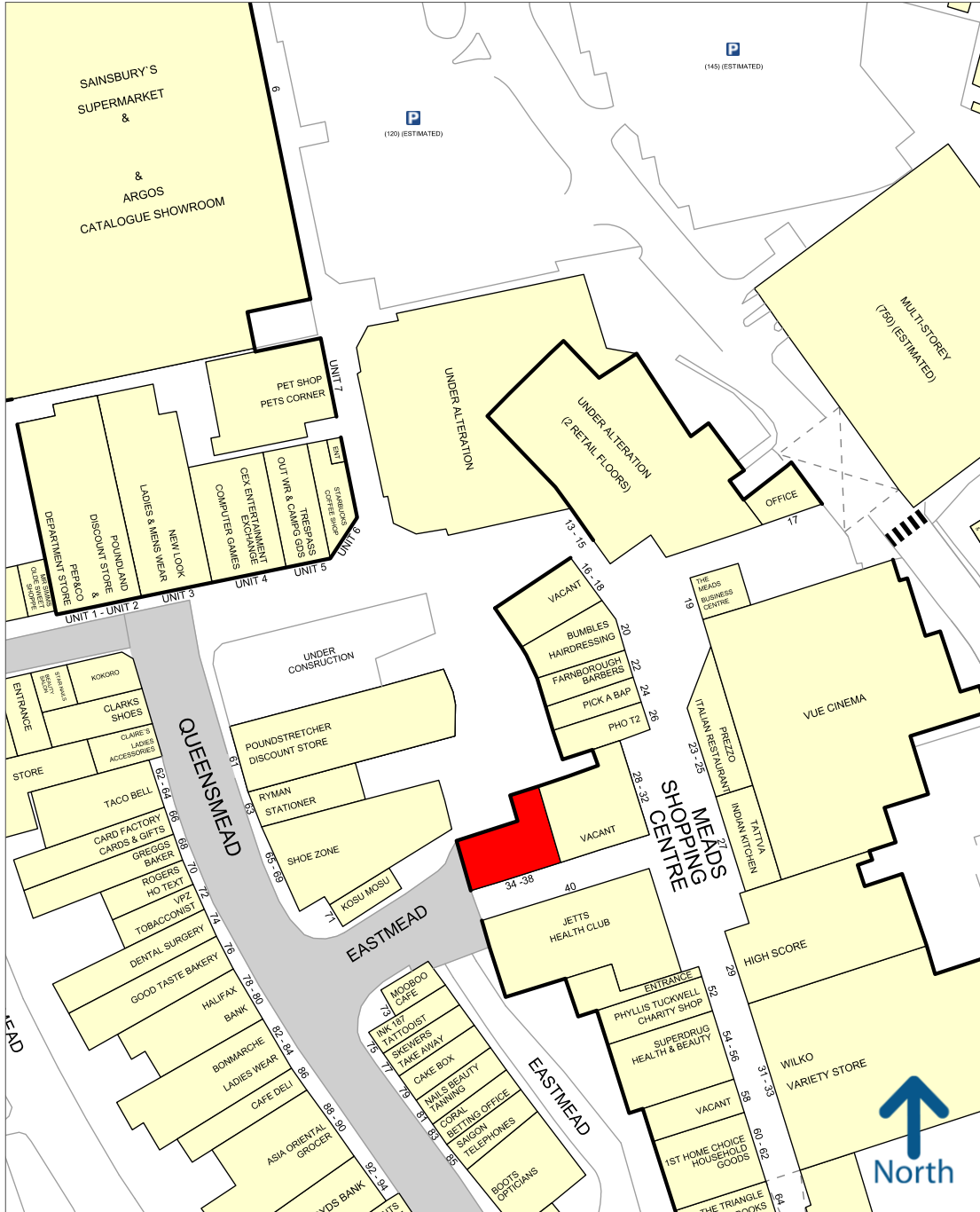
E [david.hooper@citicentric.co.uk](mailto:david.hooper@citicentric.co.uk)

SUBJECT TO CONTRACT

July 2023

### 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: 28/06/2023  
Created By: Wrather Property Limited



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