



## FARNBOROUGH UNIT 28-32, 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 floor having the following approximate area:

Ground Floor	238.0 m <sup>2</sup>	2,562 ft <sup>2</sup>
--------------	----------------------	-----------------------

NB. There is additional space of 87.5 m<sup>2</sup>/942 ft<sup>2</sup> at first floor that can also be made available. The unit can also be extended at ground floor to provide up to circa 406 m<sup>2</sup> or 4,370 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 £17,670 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 2023/24	£14,470

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

### ENERGY PERFORMANCE CERTIFICATE

C63. 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

Stephen Wrather, Wrather Property

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

David Hooper, Citicentric

T 07798 742103  
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.



For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011