

To Let – Unit 28-32 Meads Shopping Centre. Farnborough 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 ²	2,562 ft ²
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NB. There is additional space of 87.5 m²/942 sq ft at first floor that can also be made available. The unit can also be extended at ground floor to provide up to circa 406 m² or 4,370 ft².

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5th 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

VIEWING

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



CONTACT:

David Hooper

Tel: 07798 742103

E: david.hooper@citicentric.co.uk

Nigel Riley

Tel: 07989 130479

E: nigel.riley@citicentric.co.uk

Stephen Wrather, Wrather Property (Joint Agent)

Tel: 020 7224 4151

M: 07770 855813

E: stephen@wratherproperty.com

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