# To Let – Unit 34-38 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** 

168 m<sup>2</sup>

1.808 ft<sup>2</sup>

NB. There is additional space of 104m2 or 1,081 ft2 at first floor that can also be made available. It may be possible to split the premises into a smaller units.

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

## **LEGAL COSTS**

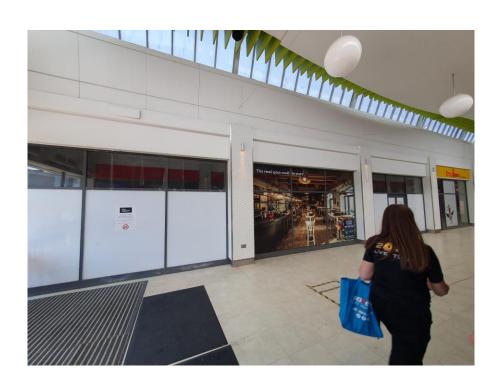
Each party is to be responsible for their own legal costs.

#### **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
Rates Payable 2023/24 To be advised

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

# VIEWING

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



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June 2023

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