

MAKING
PROPERTY
WORK

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TO LET

**RECENTLY REFURBISHED E-CLASS
RETAIL / OFFICE – 152 SQ FT (14.12 SQ M)**

Station Forecourt, Union Street, Farnborough, GU14 7NL

DESCRIPTION

The property is a single fronted, lock-up shop comprising ground floor sales area with storage space. The property is suitable for a variety of occupiers having recently been refurbished.

LOCATION

The property is situated in a highly prominent position next to the Farnborough Station which provides regular services to Portsmouth and London. It is a short walk from the town centre and Queen Elizabeth Park.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	152	14.12

RENT

£10,000 per annum exclusive, subject to 3% annual uplifts.

TENURE

The space is available by way of a new full repairing and insuring lease of 3 or 6 years.

AMENITIES

- Newly refurbished lock up Retail / Office unit.
- Suitable for a variety of uses that operate under Class E planning use.
- Prominent position next to busy mainline station.

RATES

We understand that the rateable value is £9,800. For further information on rates payable please get in touch.

VAT

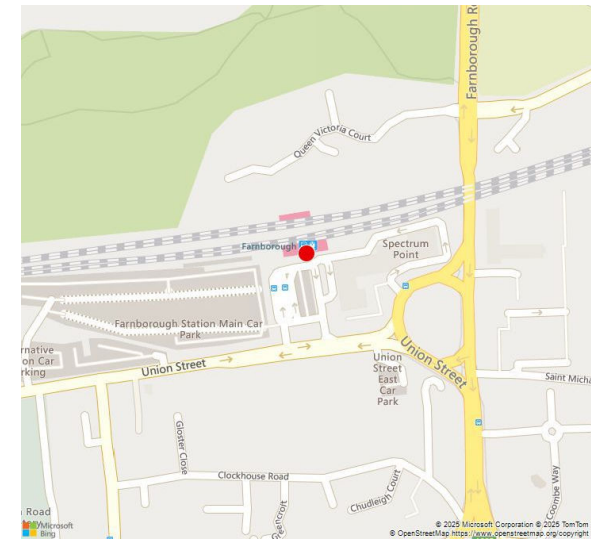
VAT will be chargeable on the terms quoted.

LEGAL COSTS

£595 + VAT for a Standard Tenancy £350 + VAT for a Licence to Alter if required.

EPC

TBC



VIEWINGS – 01903 229200

Alexander Denning t: 01273 876 218
Richard Pyne t: 01273 876 213

e: adenning@shw.co.uk
e: rpyne@shw.co.uk



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