Unit 16-18 Meads Shopping Centre Farnborough GU14 7SL Under Offer to Loungers

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 and first floors having the following approximate areas:

Ground Floor	152.4 m^2	1,641 ft^2
First Floor	87.5 m^2	942 ft^2

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 £16,073 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	£21,250
Rates Payable 2023/24	£10,604

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



ENERGY PERFORMANCE CERTIFICATE

C53. 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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