To Let – Unit 20 The Meads Shopping Centre Farnborough GU14 7SL **(Double Frontage – Partially Fitted)**

LOCATION

One of the best units in the centre of Farnborough, within The Meads Shopping Centre, in close proximity to occupiers including, **Superdrug**, **Vue**, **Jett's Gym, Santander, Prezzo** and the proposed new **Loungers** unit which is to be immediately adjacent. Ample parking close by.

ACCOMMODATION

The unit is arranged on ground and first floors and will have the following approximate net internal areas following works to allow for the new Loungers next door:

Ground Floor (Sales)	122.6 m^2	(1,320 ft^2)
First Floor (Staff/Sales)	58.8 m^2	(633 ft^2)

Fitted as a unisex hair salon with office, staff & WCs at first floor. Access to rear loading and means of escape.

Areas have been provided by measured survey in accordance with the RICS Code of Measuring Practice (5th Edition).

RENT

£42,500 per annum exclusive.

LEASE

New full repairing and insuring lease.

SERVICE CHARGE

2025/26 £15,247.71 pa

LEGAL COSTS

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

BUSINESS RATES

To be reassessed following division works.

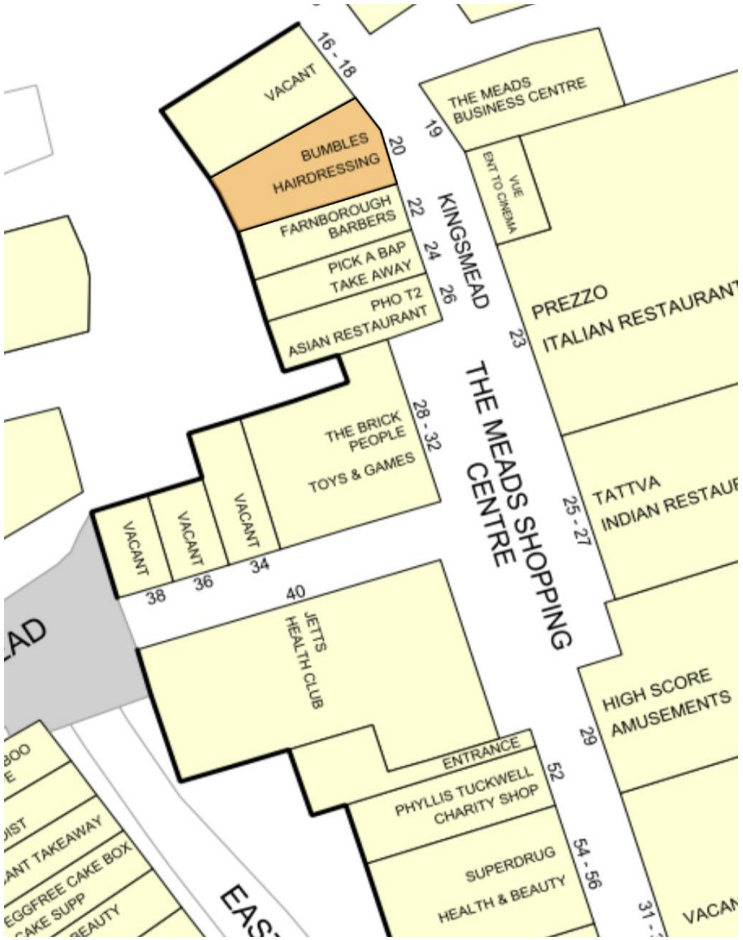


ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC available on request.

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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