To Let – 54-56 The Meads Shopping Centre Farnborough GU14 7SL

LOCATION

A double fronted unit located within the covered Meads Shopping Centre within close proximity to many multiple retailers including Vue, Jett's Gym, Prezzo and the proposed new Loungers unit

ACCOMMODATION

The unit is arranged on ground and first floors having the following approximate areas:

Ground Floor	222.4 m^2	2,394 ft^2
First Floor	180.5 m^2	1,943 ft^2

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

The unit is partially fitted.

RENT

On application.

LEASE

New full repairing and insuring lease.

SERVICE CHARGE

The current annual service charge is £37,580 per annum approx. exclusive of VAT.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value	£31,000 (26/27)
Rates Payable	£12,152 pa

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



ENERGY PERFORMANCE CERTIFICATE

D85. 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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Ordnance Survey

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