

To Let

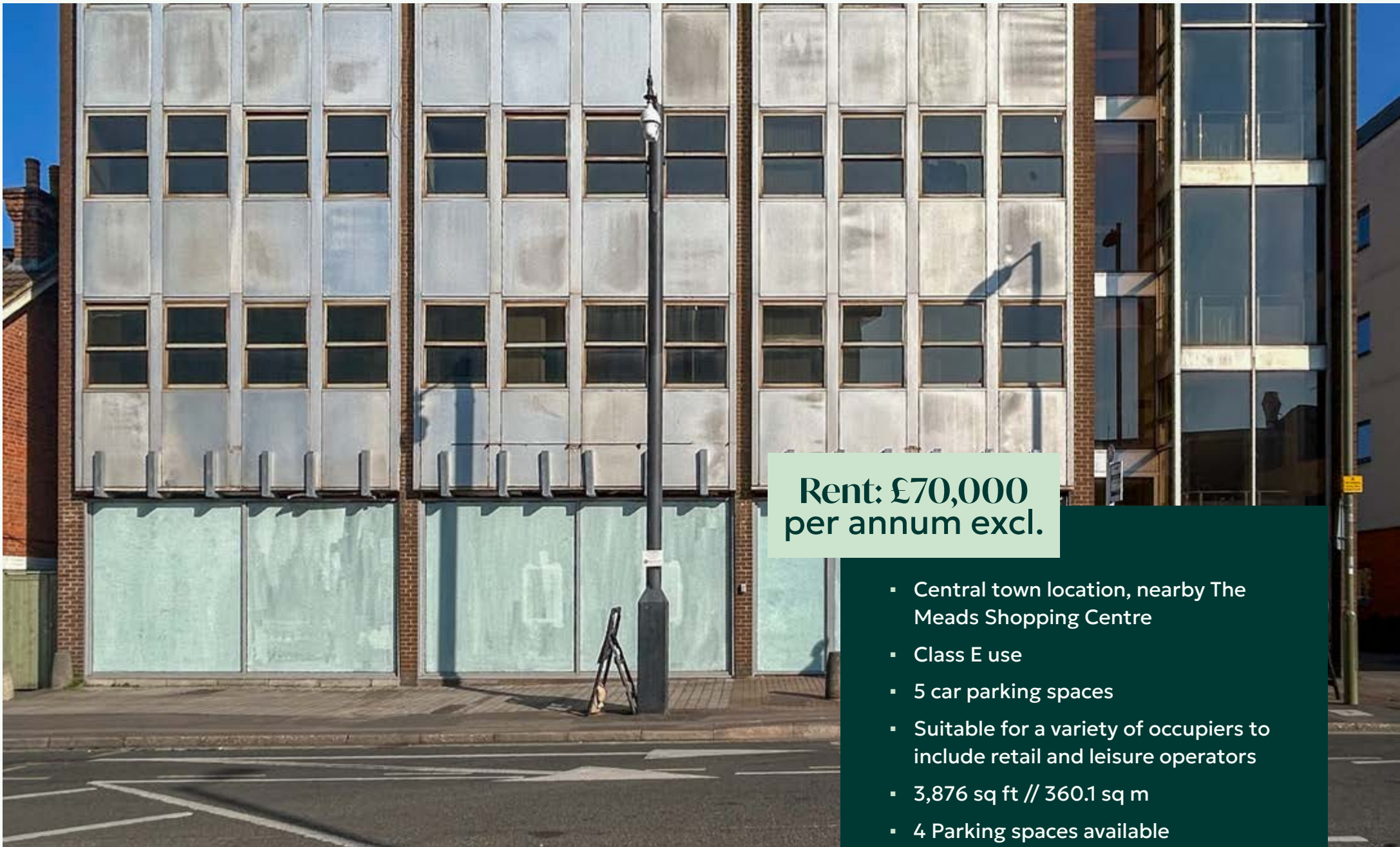
Class E Commercial Premises
3,876 sq ft (360 sq m)



IMAGE TAKEN IN 2020

Ground Floor, Lawrie House

31-37 Victoria Road, Farnborough, Hampshire, GU14 7NR

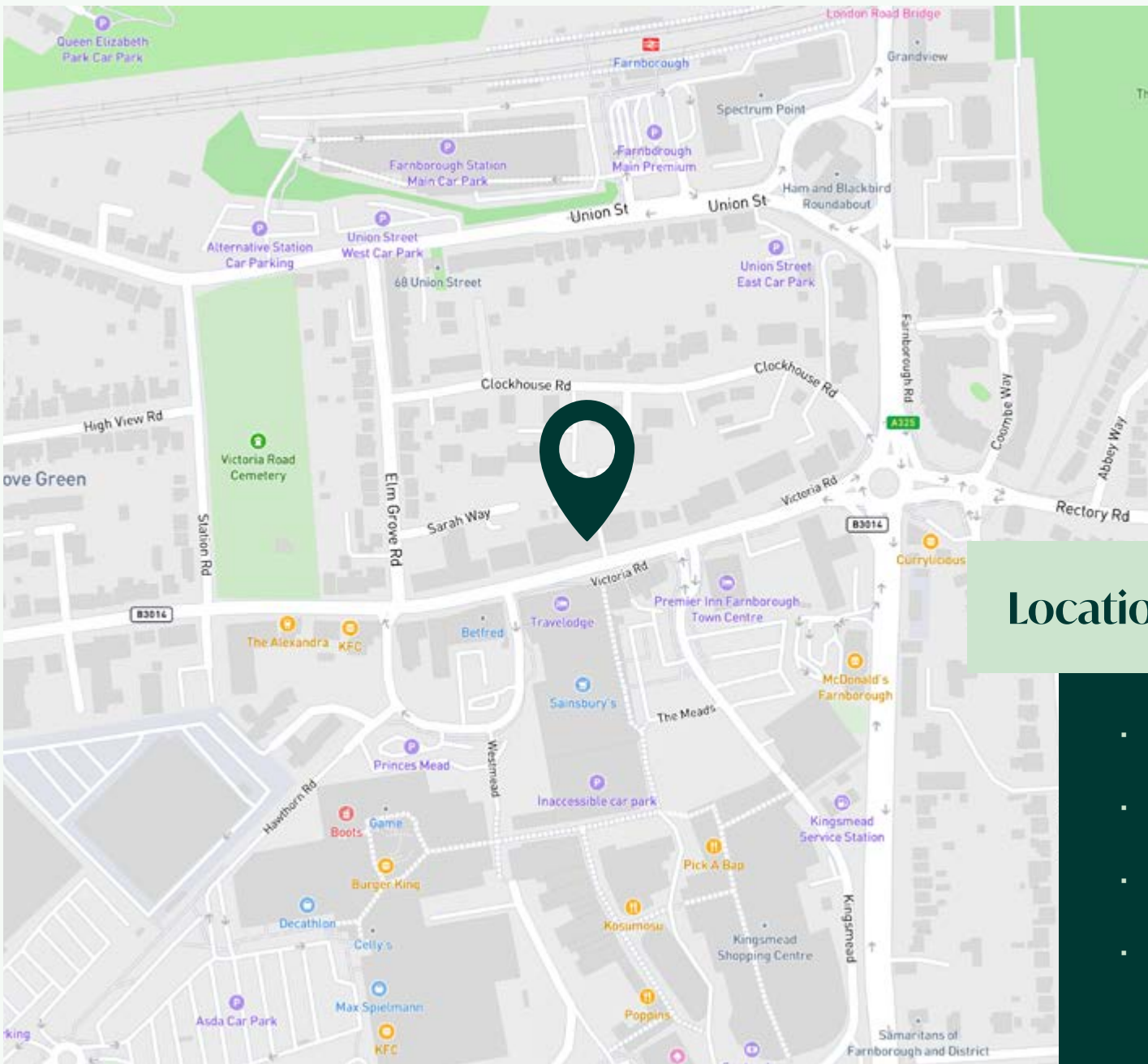


**Rent: £70,000
per annum excl.**

- Central town location, nearby The Meads Shopping Centre
- Class E use
- 5 car parking spaces
- Suitable for a variety of occupiers to include retail and leisure operators
- 3,876 sq ft // 360.1 sq m
- 4 Parking spaces available
- A mix of national and local occupiers are located within the vicinity of the subject property

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Nearby Occupiers:



wetherspoon



Location

- Located in Farnborough approximately 35 miles southwest of London
- Good access to major road networks via the M3 to London and The South
- The A35 runs through Farnborough and connects it to neighbouring towns such as Aldershot and Fleet
- Farnborough Main train station is located 0.4 miles away with around 81 trains running per day between Farnborough Main and London Waterloo, with the journey typically taking 49 minutes

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Description

The subject property is a Class E commercial unit that offers the potential for an open plan sales area with kitchen and WC facilities to the rear, and 5 car parking spaces. Previously a bank, this property would suit a variety of business types within the Class E use class category. This could include a Restaurant, Health and Well-Being Studio, Offices, Showroom, Financial Services Business, Estate Agent, and Retail Uses. The property is subject to dilapidations with the outgoing tenant.

Accommodation

| | sq m | sq ft |
|--------------|---------------|--------------|
| Sales Area | 322.16 | 3,468 |
| Kitchen | 20.11 | 217 |
| Ancillary | 17.7 | 191 |
| Total | 359.97 | 3,876 |

This property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition on a Net Internal Basis (NIA).

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Rent

£70,000 per annum, to let by way of an Effective FRI Lease, exclusive of rates, service charge and VAT

Terms

The premises are available to let by way of a new Full Repairing and Insuring lease, term and rent review pattern by negotiation.

Rateable Value

£62,500 (from 01.04.23)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC Rating

B - 45

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Strictly by prior appointment through the joint agents **Goadsby** or **Hurst Warne**, through whom all negotiations must be conducted.



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Plan not to scale, illustration only

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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