

Retail

# TO LET / FOR SALE

**HOLLIS  
HOCKLEY**



## 8 Camp Road, Farnborough, GU14 6EW

Retail unit in prominent trading location in central North Camp

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	865 sq ft / 80.36 sq m
<b>Rent</b>	£15,000 per annum plus VAT
<b>Price</b>	Offers in the region of £135,000 plus VAT
<b>Rates Payable</b>	£4,106.50 per annum 100% Small Business Rate Relief should be applicable, subject to status
<b>Rateable Value</b>	£10,750
<b>EPC Rating</b>	B (44)

### Key Points

- Modern retail unit
- Available to either purchase or rent
- Prominent trading position in Camp Road
- Available for immediate occupation

# 8 Camp Road, Farnborough, GU14 6EW

## DESCRIPTION

The property had been trading for several years as a bike shop, but can be used for a variety of class E uses. The unit is available to rent or to for sale, offering a rare opportunity for you to purchase your own shop, or for an investor to add a small retail investment to their portfolio.

The retail area is presented in generally open plan format, with a small return frontage, and modern shop front. It includes a kitchenette and WC to the rear.

## LOCATION

The premises are located in the busy shopping area of Camp Road within South Farnborough. Other retailers include Co-op, RSPCA, Coral, plus a good range of cafes and restaurants, and small diverse/niche retailers including Elevenses sandwich shop and the very popular "Tea Shop Around The Corner".

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	865	80.36	Available
<b>Total</b>	<b>865</b>	<b>80.36</b>	

## PRICE

FOR SALE

Offers in the region of £135,000 plus VAT.

TO RENT

Offers in the region of £14,500 - £15,000 per annum.

## EPC

Full details upon application.

## BUSINESS RATES

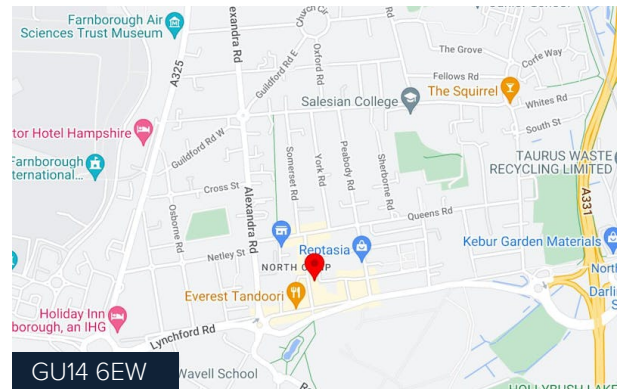
Rateable value - £10,750 per annum

Rates payable - £4,106.50 per annum

NOTE: 100% Small Unit Business Rate Relief should apply, subject to status.

## LEGAL COSTS

Each party to meet its own legal costs incurred in the transaction.



## Viewing & Further Information

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