



86 Cove Road, Farnborough, GU14 0EU

Prominent well presented Class E unit on Cove one-way system

Summary

Tenure	To Let
Available Size	460 sq ft / 42.74 sq m
Rent	£18,000 per annum
Rates Payable	£3,743.60 per annum 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£9,800
EPC Rating	E (113)

Key Points

- Prominent corner location
- Private Kitchenette / WC facilities
- Air conditioning (cooling & heating)
- Requires internal updating
- Adjacent to shoppers car park

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DESCRIPTION

The property comprises a double-fronted ground floor retail / Class E unit providing a large open plan area to the front and private kitchenette and WC facilities to the rear, with air conditioning (cooling and heating).

LOCATION

The property occupies a prominent corner position on the busy Cove one-way system, which includes a number of retailers close by including Tesco Express, chemist etc.

The property is located within half a mile of Farnborough main centre.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail area	432	40.13	Available
Unit - Ancillary	28	2.60	Available
Total	460	42.73	

RENT

£18,000 per annum exclusive.

TERMS

Available in new lease terms.

EPC

EPC Rating - E/113.

BUSINESS RATES

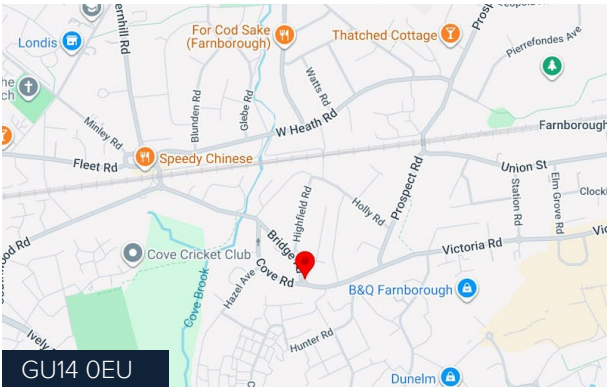
Rateable value - £9,800 per annum.

Rates payable - £3,743 per annum.

Note: 100% Small Unit Business Rate Relief should be applicable, subject to status.

LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.



Viewing & Further Information

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

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