



101 Lynchford Road, Farnborough, GU14 6ET

Well presented retail / business unit, ideally suited to coffee shop or similar

Summary

Tenure	To Let
Available Size	1,000 sq ft / 92.90 sq m
Rent	£19,000 per annum
Rates Payable	£7.59 per sq ft
Rateable Value	£16,750
EPC Rating	Upon Enquiry

Key Points

- Attractive modern shop front
- New lighting (to be provided)
- Flexible attractive internal layout
- New gas central heating system
- New WC facility
- Small front terrace for seating / display

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DESCRIPTION

An attractive, well-presented and flexible retail unit, providing open plan front areas with separate rear office / storage / preparation area.

The unit is being provided with a new gas central heating system, new lighting, recently installed WC etc.

It is both suitable for general retail use, or for more flexible quasi retail / business occupation, and perhaps ideally suited to coffee shop or similar, with the benefit of front seating terrace areas if required.

LOCATION

The property occupies a prominent location on Lynchford Road, close to its junction with Camp Road, with on road parking close by, and Peabody Road car park immediately to the rear.

ACCOMMODATION

Name	Sq ft	Sq m	Availability
Ground - Main retail area	757	70.33	Let
Ground - Rear store	243	22.58	Let
Total	1,000	92.91	

TERMS

The unit is available on new lease terms.

RATING INFORMATION

Rateable Value: £16,750

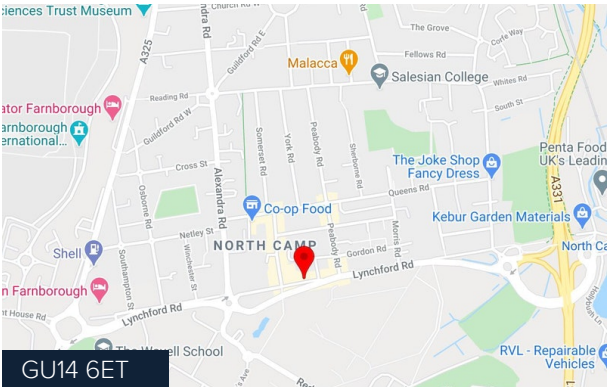
UBR: 51.2p / £

Rates payable: £8,576

For confirmation of rates payable please contact Rushmoor Borough Council 01252 398398

LEGAL COSTS

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



Viewing & Further Information

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