

LOCK UP SHOP IN BUSY TRADING LOCATION

TO LET

655 ft² (60.85 m²)

30 CAMP ROAD, FARNBOROUGH GU14 6EW

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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- ▶ **Good Sized Lock-Up Shop**
- ▶ **2/4 Parking Spaces**
- ▶ **Toilet and Kitchenette**
- ▶ **Suspended Ceiling with Inset Lighting**
- ▶ **Excellent Trading Location**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are located in the busy shopping area of Camp Road in North Camp, South of Farnborough. Other retailers include Boots, RSPCA, Post Office, a good range of restaurants, and smaller diverse retailers.

DESCRIPTION

The property forms part of a mixed use building and includes a toilet facility, kitchenette and excellent parking facilities to the rear of the premises.

ACCOMMODATION

The gross internal area within the unit is as follows:

Net Useable Area	655 ft²	(60.86 m²)
Internal Width	14ft 6"	(4.47 m)
Built Depth	47ft	(14.4 m)

TERMS The premises are available on new lease terms with length of lease by agreement.

RENT An annual rent of £10,750 exclusive of all other outgoings.

SERVICE CHARGE To be confirmed.

VAT To be confirmed.

LEGAL COSTS Each party to bear their own legal costs in the matter, although if a proposed tenant withdraws from the transaction after solicitors have been instructed then the proposed tenant will be expected to cover our client's abortive legal costs, a legal undertaking will be required.

PLANNING

The premises are used as a retail shop Type A1 Use. We think there is excellent potential for a change of use subject to planning permission to Type A2 Financial Services, Estate Agents, Betting Office etc.

BUSINESS RATES

A Rateable Value of £8,400, assuming the national multiplier of 43.3p in the pound, this gives rates payable of around £3,637.20 for 2011/2012, however, we advise interested parties to check for accuracy with Rushmoor Borough Council directly on 01252 398398.

DIRECTIONS

From the Clockhouse Roundabout in Farnborough proceed South on the A325 heading for Aldershot, straight over the first roundabout, over the pelican crossing and turn left at the traffic lights adjacent to Barons BMW. At the mini-roundabout turn right into Alexandra Road, follow the road down straight over the next roundabout and continue for approximately 400 yards, turn left into Queens Road, then take your next right into Camp Road, the subject property will be found after approximately 200 yards on the left hand side.

From the A331 Blackwater Relief Road, come off of the Farnborough/Ash Vale Junction, head towards Farnborough on Lynchford Road, at the first roundabout take your fourth exit into the "old" Lynchford Road (now stopped up), then first left into Camp Road, 30 will be found on your right hand side.

VIEWING:

Strictly by appointment with the **Sole Agent:**

David Savage
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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 123 This is how energy efficient the building is.

F 126-150

G over 150

Less energy efficient

REF

10/019C