

LOCK UP SHOP IN BUSY LOCATION WITH EXCELLENT PARKING FACILITIES

TO LET

700 ft² (65.12 m²)

332-334 FERNHILL ROAD, COVE, FARNBOROUGH GU14 9EF



- ▶ **Excellent Parking To The Front Of The Premises**
- ▶ **Prominent Location**
- ▶ **Potential For Further Parking To Side Of The Building**
- ▶ **A1 Retail with Potential For Change Of Use To Type A2 (Subject To Planning)**



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LOCATION

The premises fronts the mini roundabout connecting Fernhill Road with Chapel Lane. There are various types of diverse retails located within a radius of approximately 500 yards.

DESCRIPTION

A prominent double fronted lock-up shop with A1 Retail Use, where we think there is good potential for a change of use to Financial and Professional Services type (A2), subject to planning permission.

ACCOMMODATION

Approximate net floor area are as follows:

Ground Floor Retail	65.12 m ²	700 ft ²
Internal Width	9.2 m	30 ft
Built Depth	7.75m	25ft 4"

AMENITIES

- Prominent position with EXCELLENT PARKING PROVISIONS
- Walking distance to various other local retail units
- New lease terms by agreement
- Two Toilets
- Potential for A2 Use subject to planning
- Further parking to the side of the property if required

TO LEASE

Available on new lease terms by agreement at an annual rent of £12,500 pax exclusive of VAT if chargeable.

BUSINESS RATES:

We understand the premises has a Rateable Value of £7,400 which at the current national multiplier Will give rates payable of approximately £3,600, for any further information please contact Rushmoor Borough Council on 01252 398398.

HOT FOOD USES: Our client has stipulated that they do not want any café, restaurant, or hot food takeaway uses carried out at the premises.

LEGAL COSTS: Each party to bear their own legal costs in the matter, but a proposed tenant will be expected to cover our clients abortive legal costs should they withdraw after solicitors have been instructed. A legal undertaking will be required.

DIRECTIONS:

From Junction 4 of the M3 head South on the Blackwater Relief Road (A331) come off at the first junction signposted for Farnborough turn right at the roundabout, straight over the next two roundabouts into Hawley Lane. Follow for approximately 1 mile at the first roundabout you come to on Hawley Lane turn left into Chapel Lane proceed the whole extent of Chapel Lane this will bring you to the roundabout on Fernhill Road and the subject property will be seen to your right as you approach this roundabout.

VIEWING

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

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REF
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