

PROMINENT RETAIL/A2 UNIT

FOR SALE OR TO LEASE

Lock Up Shop 285 ft²

35 PEABODY ROAD, FARNBOROUGH, GU14 6HA



- ▶ **Prominent Building**
- ▶ **Return Frontage**
- ▶ **Ample Legal Parking on Peabody Road**
- ▶ **Toilet Facility**
- ▶ **Ideal For A2 Type Users**



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

**T: 01252 415900
F: 01252 372631**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Valuations for Loans and Taxation Purposes

Investments

Land

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 Peabody Road which is a short drive from the A331 Blackwater Valley Relief Road, giving access to Junction 4 of the M3 and the A31/A3 Farnham to Guildford Road.

Peabody road comprises a mix of commercial and residential uses.

DESCRIPTION

A prominent retail/A2 unit, forming part of a two storey building. There is excellent legal parking in Peabody Road and the other surrounding residential roads.

ACCOMMODATION

Ground Floor:

Shop/Retail Area

Internal Width **12 ft 5"** **(3.83 m)**

Built Depth **24 ft 3"** **(7.41 m)**

Net Internal Area **285 ft²** **(26.47 m²)**

For Sale:

The freehold interest of the premises are available for sale "Offers In the Region Of £55,000".

For Lease:

On new lease terms by agreement, at an annual rent of £4,800 exclusive of all other outgoings.

VAT To be confirmed.

LEGAL COSTS Each party to bear their own legal costs in the transaction.

BUSINESS RATES

The Rateable Value for the property is £1,950, assuming the national multiplier of 41.4p in the pound, this gives rates payable of approximately £807 per annum. However, we advise interested parties to check for accuracy and whether they qualify for small business relief with Rushmoor Borough Council directly on 01252 398398.

DIRECTIONS

From the Farnborough junction of the A331 Blackwater Relief Road, take the access for Park Road then take the second access into Queens Road follow up for approximately 1,000 yards up to the mini roundabout, take the left turning into Peabody Road, number 35 will be found on the left hand side.

VIEWING

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

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF

10/026C