

## KIOSK SIZE RETAIL UNIT IN BUSY TRADING LOCATION

### TO LET

321 ft<sup>2</sup> (29.8 m<sup>2</sup>)

**38 CAMP ROAD, FARNBOROUGH GU14 6EW**

**187 Lynchford Road  
Farnborough  
Hampshire  
GU14 6HD**

**T: 01252 415900  
F: 0845 5002623**

Offices also at:  
St Georges Yard, Farnham

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto: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**



- ▶ **Ideal For A New Retail Business**
- ▶ **One Parking Space**
- ▶ **Low Overheads**
- ▶ **Flexible Tenancy If Required**
- ▶ **WC Facility**

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 recently constructed retail parade, which is open plan and includes a toilet facility and a rear pedestrian access.

## ACCOMMODATION

The net useable area within the unit is as follows:

<b>Net Useable Area</b>	<b>321 ft<sup>2</sup></b>	<b>(29.8 m<sup>2</sup>)</b>
<b>Internal Width</b>	<b>19ft 11"</b>	<b>(5.82 m)</b>
<b>Built Depth</b>	<b>18ft</b>	<b>(5.5 m)</b>

**TERMS** The premises are held on a lease until 18<sup>th</sup> July 2013, with a rent passing of £11,000 pax. Our client will give serious consideration to letting on a more flexible underlease for a shorter term if required and at a lesser starting rent, on both accounts by agreement. The rent to be paid quarterly in advance.

**SERVICE CHARGE** We understand that this is currently running at £61.50 plus VAT per quarter.

**VAT** The premises have been elected for VAT in which case VAT will be chargeable on both the rent and service charge.

**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.

## BUSINESS RATES

The Rateable Value of the premises is £5,900. Assuming the national multiplier of 48.5p in the pound, this gives rates payable of around £2,861.50 per annum. 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.

Or 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, 38 will be found on your right hand side.

## VIEWING

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

David Savage  
**Clare & Company**  
187 Lynchford Road  
Farnborough  
GU14 6HD

**Telephone:** 01252 415900

**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

## REF

09/065C