



57 Lynchford Road, Farnborough, GU14 6EJ

Ground and/or first floor retail unit in prominent location

Summary

Tenure	To Let
Available Size	425 to 885 sq ft / 39.48 to 82.22 sq m
Rent	Rent from £10,500
Business Rates	N/A
EPC Rating	D (85)

Key Points

- Can be taken separately or as a whole
- Fully carpeted
- WC facilities
- Air conditioning
- Well-presented E Class unit
- Gas central heating
- On site car parking

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DESCRIPTION

Ground and/or first floor Class E unit presented in good condition, with gas central heating / carpeting etc, and with modern shopfront.

The property can be taken as a whole or just the ground floor retail or first floor offices.

Available for immediate occupation.

LOCATION

The property enjoys easy access to the A331 Blackwater Valley Relief Road (less than 1 mile), providing easy access to the M3 and A3. North Camp BR station (Gatwick / Reading) is within a 10 minute walk and Farnborough mainline BR station (Waterloo / Southampton) is within 1.5 miles.

There is a private car park to the rear of the property.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Front	425	39.48	Available
1st - Suite	307	28.52	Available
1st - Rear Suite	153	14.21	Available
Total	885	82.21	

RENT

Rents from £10,500 pa depending on how much taken.

LEASE

Available on flexible occupational tenancy.

EPC

D/85

RATES

To be reassessed as currently combined with other parts of the property.

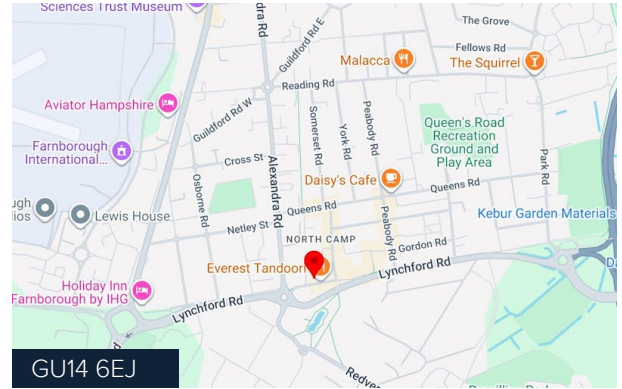
NOTE: It is believed that 100% Small Unit Business Rate Relief should apply, subject to status. For clarification please contact Rushmoor Borough Council direct.

LEGAL COSTS

Each party to meet its own legal cost incurred in the transaction.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

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