

**Two prominent retail units
In the heart of North Camp Village
254 sq ft & 226 sq ft (with ancillary stores)
(available individually)**

TO LET – flexible terms



**131 – 133 Lynchford Road, Farnborough,
Hampshire GU14 6ET**

- Prominent retail frontage
- Short-term flexible leases
- Good visibility to main road
- Immediately available
- Realistic lease and rental terms

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

Farnborough is a busy and expanding commercial centre at the heart of the Blackwater Valley, lying close to Junctions 4 and 4a of the M3 motorway. The town is internationally recognised as the home of the Farnborough Air Show, and it borders Aldershot, still known as the home of the British Army. Farnborough town centre is a major commercial centre within North Hampshire and benefits from a large pedestrianised retail town centre, currently the subject of extensive refurbishment and redevelopment, together with a mainline rail station (London – Waterloo 45 minutes).

The premises are situated along one of the main thoroughfares of the North Camp commercial district. The area enjoys good vehicular accessibility with access to the Blackwater Valley Route (A331) within 1 mile, in turn leading to Junction 4 of the M3 motorway at Farnborough and the A3 via the A31 to Guildford.

DESCRIPTION

The property comprises two ground floor lock-up shops with good retail frontage, individual access with rear areas and toilets.

The external elements of the property are to be redecorated and the individual premises will be presented in good order.

ACCOMMODATION

131 Lynchford Road	254 Sq ft	60 sq ft ancillary/stores
133 Lynchford Road	226 sq ft	191 sq ft ancillary/stores

The unit has been measured in accordance with the RICS Code of Measuring Practice (5th Edition)

LEASE

A new flexible lease term (3-5 years) available on each individual property.

RENT

£7,500 per annum exclusive per unit.

RATES

Rateable Value 2005

131 Lynchford Road	£4,150
133 Lynchford Road	£4,100

Uniform Business Rate 2007 / 08 44.4p / £

Rates payable

131 Lynchford Road	£1,842.60
133 Lynchford Road	£1,820.40

For confirmation of rates payable please contact Rushmoor Borough Council on 01252 398398

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.

VIEWING

Strictly by appointment only through the sole agents:

Jeremy Nokes – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: jjn@hollishockley.co.uk

Tim Crighton – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: tsc@hollishockley.co.uk

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