

## Blackwater Shopping Park Farnborough GU14 8BL



### RETAIL WAREHOUSE AVAILABLE OPEN AI NON FOOD PLANNING

#### Location

Blackwater Shopping Park is situated 1.5 miles north of Farnborough town centre, at Junction 4 of the M3 motorway, and junction of the A325 Farnborough Road and the A331 Blackwater Valley Route.

Adjacent retailers include TK Maxx, Next, Boots, Halfords, Currys PC World, Mamas & Papas, Home Sense and McDonalds.

#### Accommodation

The premises are designed over ground floor level only, with rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA: 558 sq m (6,010 sq ft)

#### Tenure

The premises are available by way of an assignment of the existing lease for a term expiring 28th June 2019. The passing annual rental is £198,330 exclusive.

#### Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £156,000                      UBR (2018/19) 47.9p                      Rates Payable: £74,724

#### Viewing

Further information or to arrange an inspection contact:

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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