

SMART 4

REAL ESTATE CONSULTANCY
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**UNIT E
BLACKWATER SHOPPING PARK
FARNBOROUGH
GU14 8BL**

**RETAIL WAREHOUSE UNIT AVAILABLE
A1 NON-FOOD PLANNING**

LOCATION

Blackwater Shopping Park is situated 1.5 miles north of Farnborough town centre, south of Junction 4 of the M3 motorway, at the 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 effectively full repairing and insuring lease for a term expiring 28th June 2019. The passing annual rental is £198,330 exclusive and the lease is within the provisions of the 1954 Landlord and Tenant Act.

RATES

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

Rateable Value: £167,000 UBR (2016/17) 49.7p Rates Payable: £82,999

VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

November 2016
Subject to Contract & Exclusive of VAT

EPC Available upon request

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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For further details:

020 7569 9900

www.SMART-4.co.uk

UNIT E BLACKWATER SHOPPING PARK, FARNBOROUGH, GU14 8BL

