

RETAIL UNIT TO LET / FOR SALE

FARNBOROUGH

87 Lynchford Road, Farnborough GU14 6ET



Location

The property is situated in a prominent location on Lynchford Road in Farnborough. Lynchford Road serves as the gateway to the town centre and benefits from several parking facilities in the immediate vicinity.

Occupiers located nearby include **Amplifon**, **The Art of Craft**, **Debra Charity Shop** and **J&S Motor Cycle**.

Accommodation

The property is arranged over ground floor only providing the following approximate floor areas:

Ground Floor: 2,200 sq ft 204.4 sq m

Rent

Offers invited in the region of £30,000 per annum for a new lease.

Price on application for the sale of the freehold interest.

Tenure

The property is available by way of a new full repairing and insuring lease.

Rates

To be assessed following subdivision of upper floors.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office, Medical (D1) and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

An EPC for this property can be made available on request.

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