



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

“E” CLASS RETAIL UNITS

564 – 1363 sq. ft. (52 – 126 sq. m.)

62 - 64 VICTORA ROAD, FARNBOROUGH, SURREY, GU14 7PH

LOCATION

The subject retail units are located along the prominent Victoria Road in an area of high foot and road traffic. The property is less than half a mile from the mainline station at Farnborough, the M3 is less than a 10-minute drive away and the M25 is accessible within 20 minutes. Nearby occupiers include KFC, Romans Estate Agents, Papa Johns, NatWest and Betfred.

DESCRIPTION

The units have the flexibility of being standalone retail units with separate access or combined internally through an internal access that has currently been sealed up. Both units are carpeted throughout with a mixture of LED and fluorescent lighting. Both units have W/C facilities, powerpoints throughout and each have double glazed frontage. There is a large parking area to the rear and each unit will have the right to park within this.

ACCOMMODATION

AVAILABLE	SQ M	SQ FT
62 Victoria Road	74.16	798.25
64 Victoria Road	52.48	564.89
Total	126.64	1363.14

TERMS

Available on the basis with new Lease terms to be agreed.

RENT

62 Victoria Road – £18,000 p.a.

64 Victoria Road - £15,000 p.a.

RATES

62 Rateable Value: £8,900

62 Rates Payable (23/24): £4,441.10

64 Rateable Value: £9,000

64 Rates Payable (23/24): £4,491

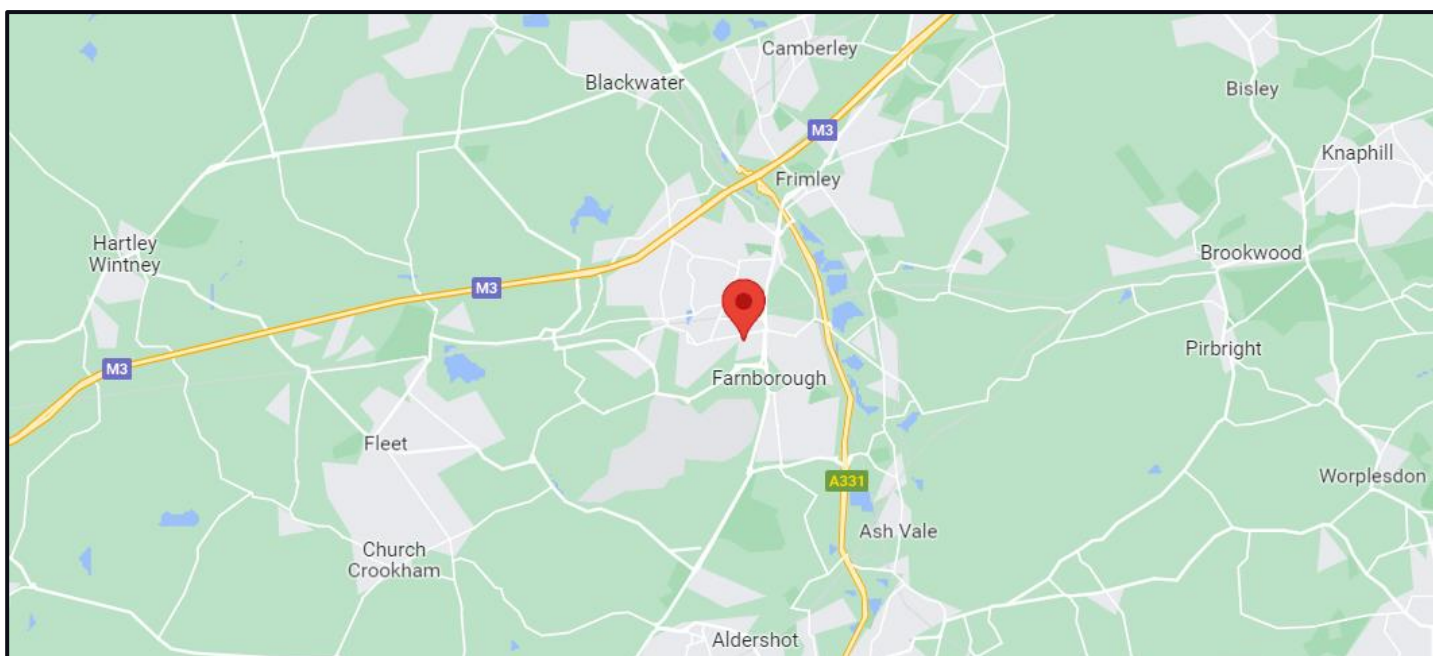
100% Small Business Rates Relief available to qualifying Tenants.

EPC

To be Reassessed

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Charlie Williams

T: 01483 300176

M: 07456 899972

E: charlie@owenisherwood.com