

Matthew Pellereau

Commercial Property Consultants

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Ref: R/1077

FARNBOROUGH

A1/A2/A3 USE AVAILABLE

298.6 m² / 3215 SQ FT

TO LET – FLEXIBLE TERMS



ADDRESS: 5/7 CAMP ROAD FARNBOROUGH GU14 6EN.

LOCATION: The premises are situated in a prominent location within The Lynchford Road, Camp Road shopping area. Adjoining occupiers include Boots the chemist and Hein Gericke.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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DESCRIPTION: The property comprises a ground floor lock up restaurant/shop in a terraced block of brick construction with suspended ceilings and recessed lighting. All the shops benefit from a rear service passageway.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate that the floor areas are as follows:

Restaurant/Shop/Office. Internal area: 298.67 m² 3215 sq ft

AMENITIES:

- * Shop frontage 18.75m (61 ft 6 inches)
- * Shop depth maximum 18.29 m (60 ft)
- * 3 WC's.
- * Air conditioning units in the Restaurant area.
- * External covered terraced area at the front of the property.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

USER: The premises have the benefit of a class A3 Restaurant use or alternatively A1 Shop or A2 Office uses.

TERMS: The premises is available to let on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent review.

RENT: The Property is available at a commencing rent of £38,000 pa exclusive of rates and VAT.

SERVICE CHARGE: An Annual Service Charge will be levied by the Landlord to recover a fair proportion of the costs of the maintenance and repair of the external and common areas of the property and the building insurance.

RATES: We are advised by Rushmoor Borough Council that the assessment for this Property is:-
Restaurant and Premises with a Ratable Value of £ 25,250

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

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Energy Performance Certificate

Non-Domestic Building



5-7 Camp Road
FARNBOROUGH
GU14 6EN

Certificate Reference Number:
0010-0937-7769-0675-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

94

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 283
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 214.35

Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

93

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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