

Matthew Pellereau

Commercial Property Consultants

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Ref: R/1086

**FARNBOROUGH**

**LOCK-UP SHOP**

**80.82 m<sup>2</sup> / 870 SQ FT**

**TO LET – FLEXIBLE TERMS**



**ADDRESS: 3 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 J & S Accessories Ltd.

Agency · Development · Investment · Management · Rating · Rent Reviews

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**DESCRIPTION:** The property comprises a ground floor lock up shop in a terraced block of brick construction with suspended ceilings and recessed category II 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:

Shop. Internal area: 80.82 m<sup>2</sup> 870 sq ft

**AMENITIES:**

- \* Shop frontage 5.79m (19 ft )
- \* Shop depth maximum 15.62 m (51ft 3 inches)
- \* Kitchen.
- \* 3 WC's as 2 were for public use when a betting shop.  
(landlord will remove if requested by tenant)

**(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 class A1 Retail. However as former uses included a betting shop an A2 use is potentially possible subject to planning consent.

**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 £14,500 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 areas of the property and building insurance.

**RATES:** We are advised by Rushmoor Borough Council that the assessment for this Property is:-  
Shop and Premises with a Rateable Value of £ 10,750.

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

**VIEWING:** Strictly by prior appointment with the sole agents:-

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# Energy Performance Certificate

## Non-Domestic Building



3, Camp Road  
FARNBOROUGH  
GU14 6EN

Certificate Reference Number:  
0950-0232-4739-2527-5002

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **97** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	92
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	101.49

### Benchmarks

Buildings similar to this one could have ratings as follows:

**34** If newly built

**91** If typical of the existing stock