

PROMINENT RETAIL UNIT TO LET

UNIT 3&4 FOREST CENTRE, BORDON

7-8 Conduit Street
London W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Well configured double unit.**
- **Prominent trading position in a central location within the scheme.**

LOCATION

The Forest Centre is an open air scheme located in the centre of the local community.

The shopping centre comprises 19 shops with retailers including a newly opened Peacocks and Poundstretcher. The shopping centre benefits from a surface level car park comprising 305 dedicated spaces.

This double unit benefits from excellent prominence in the centre of the scheme close to the entrance to Lidl.

RENT

On application.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value	£29,250
UBR	46.6p
Rates Payable	£14,040 pa

Interested parties should verify these figures with East Hampshire District Council (Tel: 01730 266551).

SERVICE CHARGE

Approximately £7,191 per annum.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	198.7 sq m	2,139 sq ft
Ground Floor Anc:	30.9 sq m	333 sq ft

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

SUBJECT TO CONTRACT



INSPECTIONS

Viewing is strictly by appointment with:

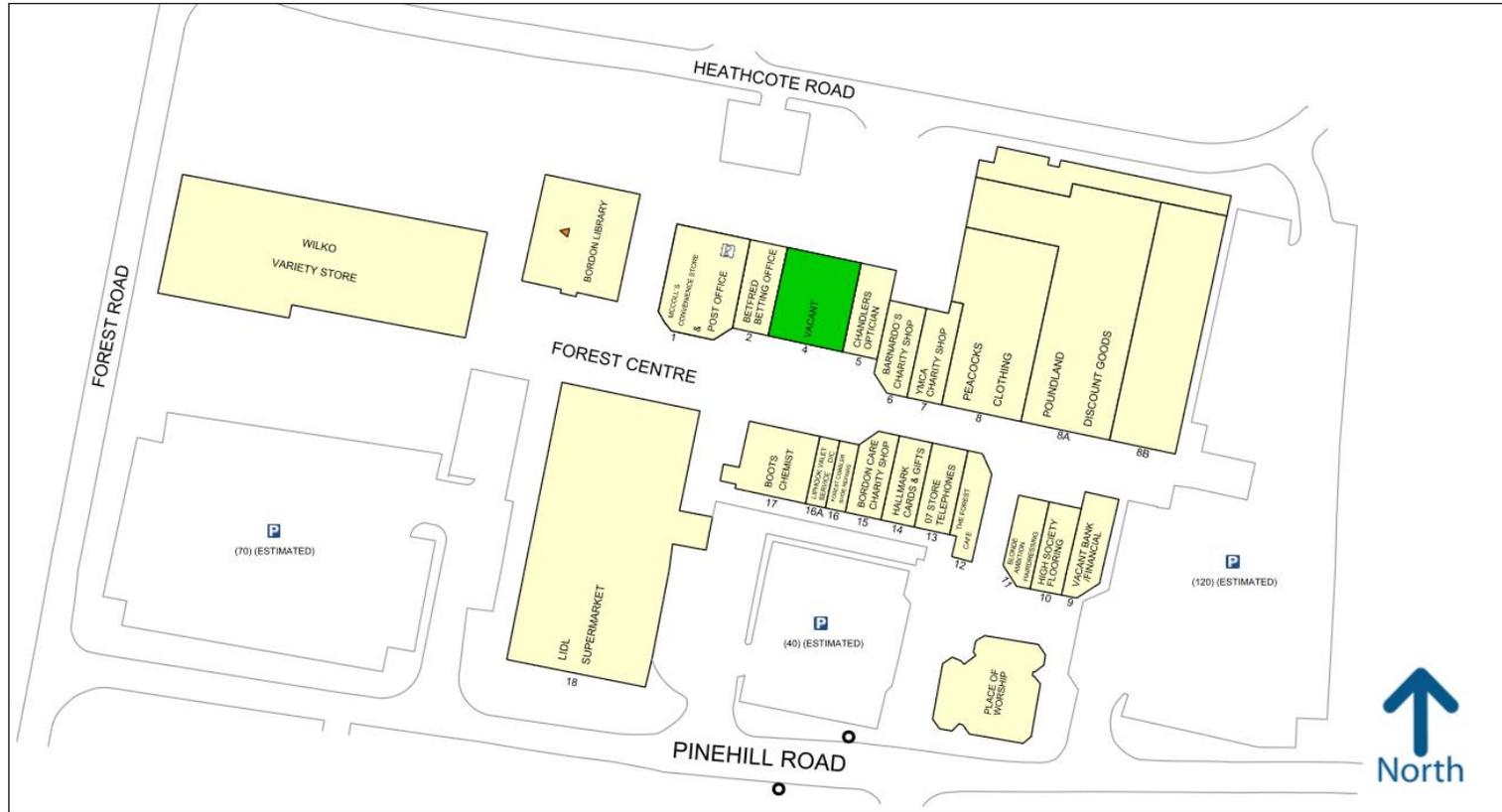
Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

Larissa Harrison
020 7182 7487
Larissa@fawcettmead.co.uk

Or via our joint agent Tim Clark at
Hughes Ellard: 01329 222833.



Bordon - Forest Centre



Experian Goad Plan Created: 04/05/2018
Created By: Fawcettmead



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