ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

CLASS E RETAIL

NEW LEASE



1 CAMBRIDGE PLACE
FARNHAM
GU9 7RX

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises form part of Cambridge Place located on the southern side of East Street close to Sainsbury's supermarket and adjacent to the new Brightwells Yard development comprising a retail/leisure mix along with 239 residential apartments.

Farnham is a busy affluent market town with an eclectic mix of multiple retailers and independent boutiques along with restaurants and cafes.

DESCRIPTION: The premises comprise a self-contained retail premises with the following net internal floor areas:

Gross Frontage	5.92M (14ft 10)
Net Frontage	5.26M (13ft 9)
Shop Depth	8.70M (40ft)
Kitchenette	3.81 SQ M (41 SQ FT)
RETAIL AREA	**59.70 SQ M (643 SQ FT)**

TERMS: The Premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £20,000 per annum exclusive.
The property is elected for VAT and accordingly this will be payable upon the Rent.

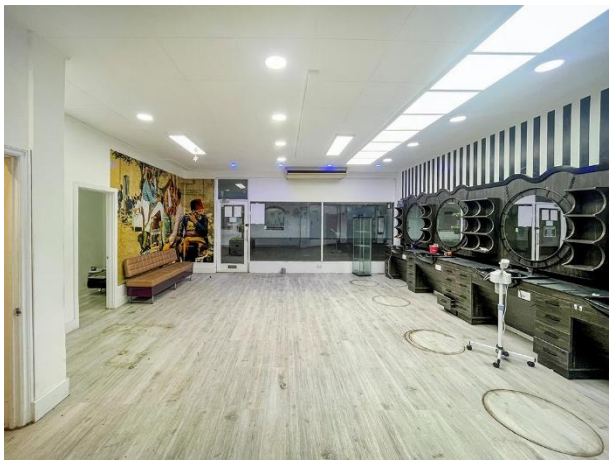
RATES: Rateable Value £19,250 payable @ 38.2p in the £ (2026/2027)

EPC: C71

VIEWING: By appointment through Park Steele 01252 717979.

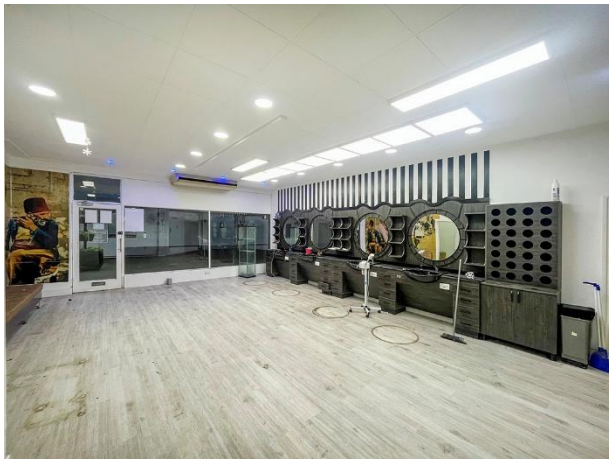
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.

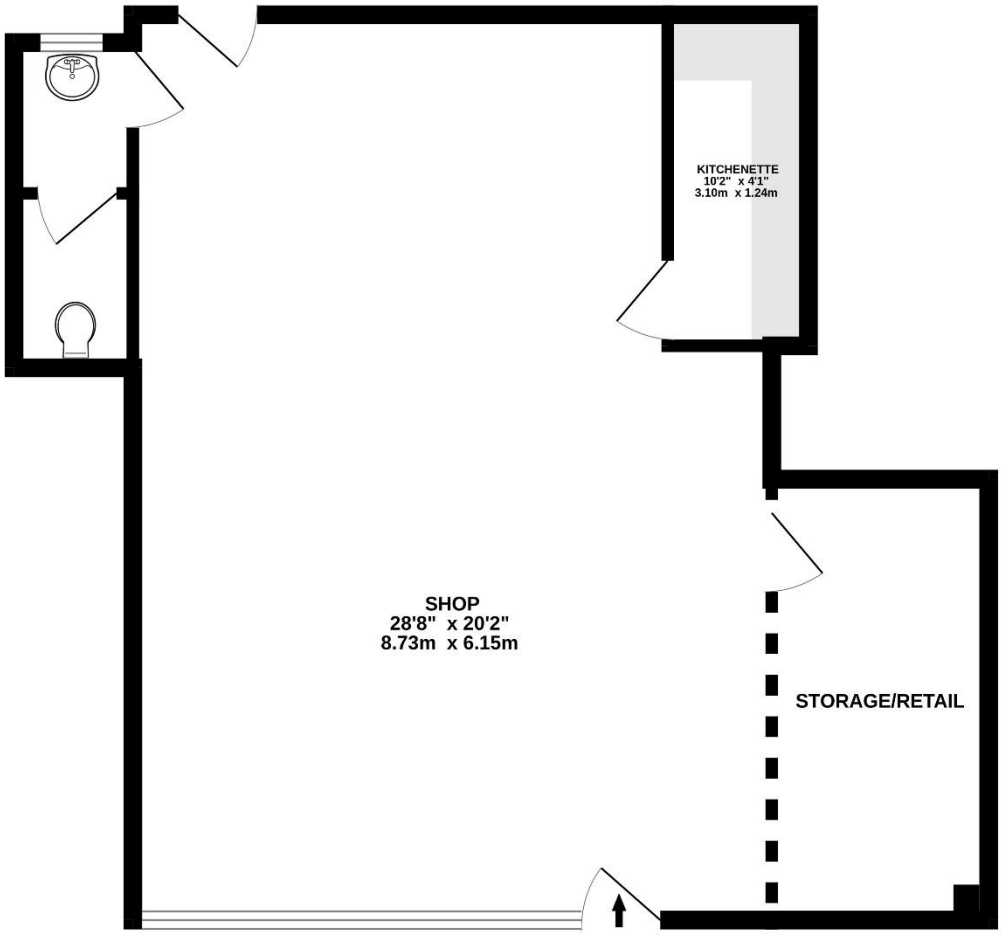












GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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