



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

OPPOSITE WAITROSE SUPERMARKET

Would Suit Various Class E Users
NEW LEASE FROM FREEHOLDER



**NORTH BARN
LION & LAMB WAY
FARNHAM
GU9 7PY**

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: Situated on the south side of Lion & Lamb Way, the exit from Waitrose Supermarket, the premises enjoy a busy location with continual passing traffic. The popular Lion & Lamb Yard shopping centre is nearby with retailers including Neales Yard, White Company, Waterstones, Whistles and Starbucks etc along with a number of quality independents.

Farnham is an affluent market town with a wide range of multiple retailers and independent boutiques with restaurants and cafes etc.

The University for the Creative Arts is located about 100 yards away with campuses and vibrant student population.

The A31 by pass provides connections to the national motorway network and the mainline station gives a fast and regular service to London Waterloo.

DESCRIPTION: The premises comprise a ground floor shop suitable for various purposes within Class E and comprising the following net internal floor areas:

GROUND FLOOR	118.20 SQ M	(1,272 SQ FT)
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AMENITIES:

- * Busy Location Close to Car Park
- * Kitchen and WC
- * New Lease

TERMS: Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £20,000 per annum exclusive.
The premises are elected for VAT and accordingly this will be applicable to the quoted Rent.

RATES: Rateable Value £21,250 payable @ 38.2p in the £ (2026/2027)

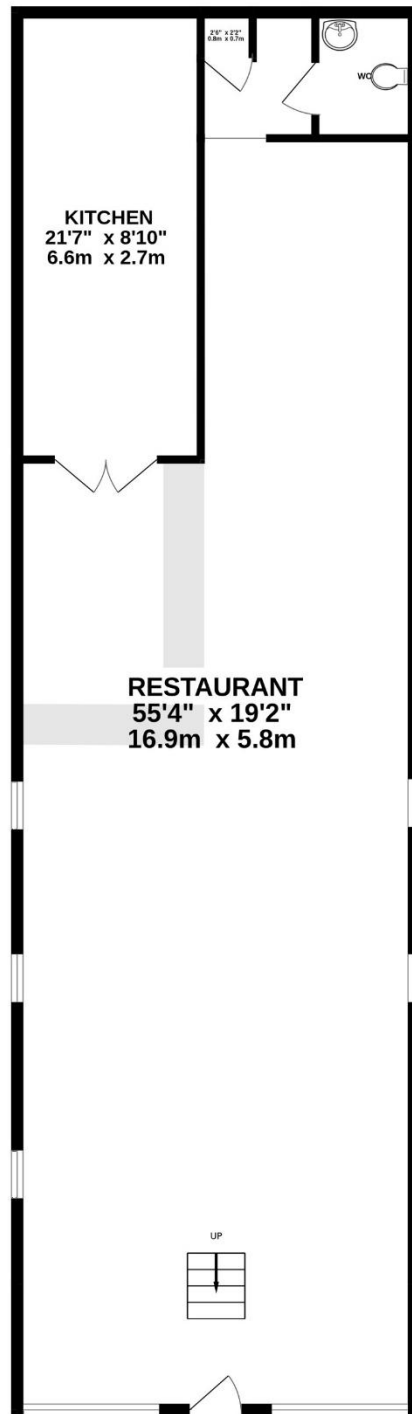
EPC: D 78

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
1272 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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