ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

PROMINENT RETAIL PREMISES IN LOCAL PARADE

WITH ALLOCATED PARKING



80 CHURCH ROAD
FARNHAM
GU11 3PS

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 property is situated on the western side of Church Road just to the north of its junction with the B3208 Lower Farnham Road and opposite the Co-operative convenience store.

It is equidistant between Farnham and Aldershot with easy access to the A31, connecting to the A£. Both towns have mainline stations on the Waterloo line.

DESCRIPTION: The premises comprise a ground floor shop comprising the following net internal floor areas:

Gross Frontage	6.87M	(22ft 6)
Net Frontage	4.36M	(14ft 4)

Main Retail Area	18.33 SQ M	(197 SQ FT)
Ancillary Retail Area	6.67 SQ M	(72 SQ FT)
Staff Area	11.24 SQ M	(121 SQ FT)
TOTAL GROUND FLOOR	**36.24 SQ M**	**(390 SQ FT)**

AMENITIES:

* Prominent Location
* WC and Kitchenette
* Three On Site Parking Spaces
* New Lease

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

RENT: £9,000 per annum exclusive.
The premises are not elected for VAT and accordingly this will not be applied to the quoted Rent.

RATES: Rateable Value £4,300 payable @ 38.2p in the £ (2026/2027)
Qualifying occupiers should be exempt from paying rates under the Small Business Rates regime.

EPC: C66

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.



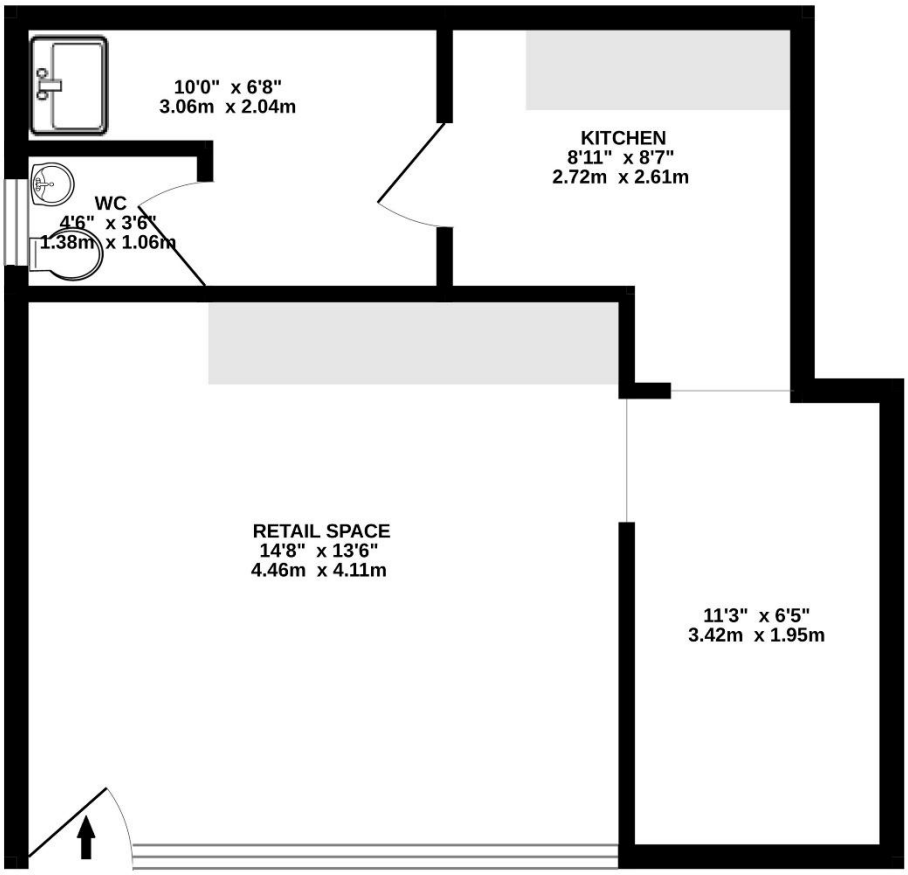





WOMAN CAVE
BEARDS


WAHL
SUPER TAPER





GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA : 390 sq.ft. (36.2 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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