ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

WELL LOCATED RETAIL PREMISES

Would Suit Various Class E Users

NEW LEASE FROM FREEHOLDER



5 EAST STREET
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.

LOCATION: Situated on the southern side of East Street close to the junction with South Street the premises benefit from a busy location with consistent footfall through from Brightwells and the sports centre. Nearby retailers include Sainsbury's Supermarket and various independent retailers.

Farnham is an affluent market town with a wide range of multiple retailers and independent boutiques along with restaurants and cafes. There is a mainline station on the Waterloo line and immediate access to the A31 connecting with the A3 and the motorway network.

DESCRIPTION: The accommodation comprise a Double Fronted, Ground Floor Shop of regular shape with rear access and service yard behind. The following net internal floor areas:

Gross Frontage	5.80M	(19ft)
Net Frontage	5.50M	(18ft)
Internal Width	5.60M	(18ft 4)
Shop Depth	19.63M	(64ft 6)

GROUND FLOOR **110.58 SQ M** **(1,190 SQ FT)**

AMENITIES:

* Busy Town Centre Location Close to Car Parks
* WC Facilities
* New Lease

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

RENT: £33,000 per annum exclusive.
The premises are elected for VAT and accordingly this will be applicable to the quoted Rent.

RATES: Rateable Value £31,000 payable @ 38.2p in the £ (2026/2027)

EPC: B 48

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.

Note: The power at the property is currently turned off and accordingly the illuminated light shown in the photographs is computer generated, although lighting is fitted


The Cedrus Butchers
THE
THE

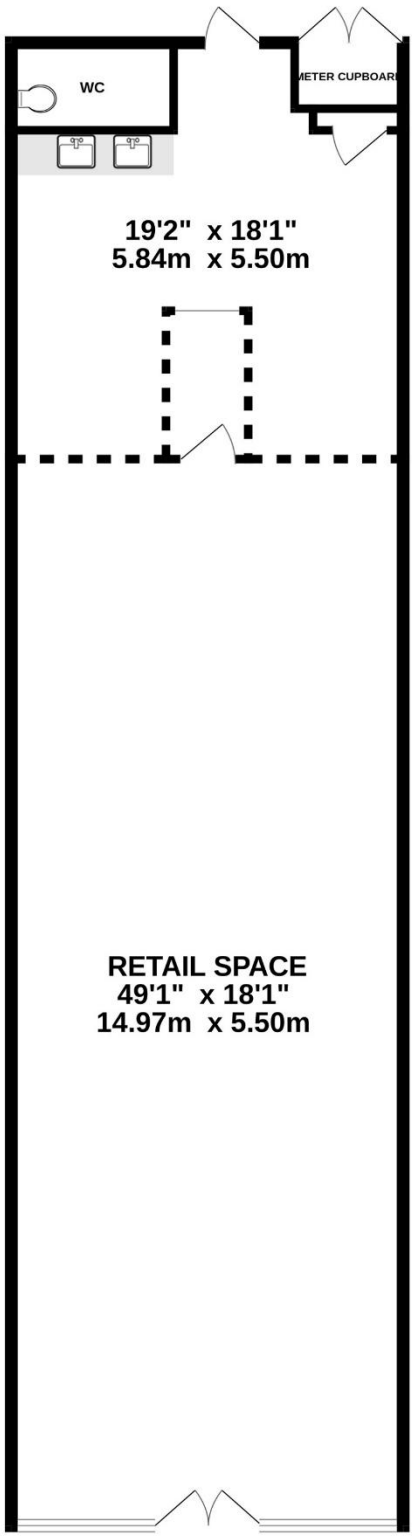












GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.

TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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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