# Restaurant, Retail

TO LET

CURCHOD&CO




## 38 The Borough

Farnham, GU9 7NA

## Iconic retail/restaurant in prime high visibility town centre location unmissable to all traffic entering Farnham via historic Castle Street

1,905 sq ft

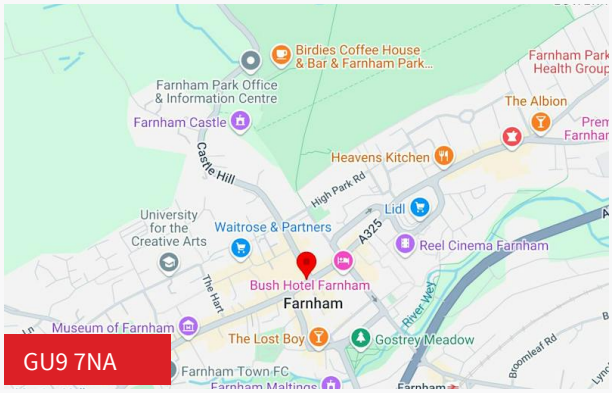
(176.98 sq m)

- Prominent trading location on The Borough
- Nearby occupiers include Between the Lines, Vinegar Hill, Clarks, JoJo Maman Bebe, Boots, Jigsaw, Mint Velvet and Fat Face
- Ground floor retail/restaurant space with extensive basement
- New lease available

# 38 The Borough, Farnham, GU9 7NA

## Summary

| | |
|---|---|
| Available Size | 1,905 sq ft |
| Rent | £75,000 per annum |
| Business Rates | N/A |
| EPC Rating | D (87) |






## Description

The property comprises an attractive and prominent building which, for many years, traded as a High Street bank. The available unit will comprise ground floor accommodation with an extensive basement of circa 1,116 sq.ft. of additional accommodation.

The property backs onto the Council owned pay and display Central car park, with a pedestrian walkway onto The Borough.

The landlord will be undertaking extensive refurbishment works and at the same time will be converting the rear into self contained residential accommodation.

## Location

The property is situated in the popular market and commuter town of Farnham, Surrey in the prime Borough retail area. Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities. The town has ranked in the top ten best places to live in the South East in the annual Sunday Times Places to Live Guide. The town has some 34% of the population falling within Class A/B, more than 50% higher than the national average.

The property is close to several town centre car parks and an extensive range of town centre facilities. Farnham is well served by a network of major roads providing easy access to surrounding towns and cities. The A31 is easily accessible which links directly to the A3 at Guildford and the Black Water Valley route (A331) providing a direct dual carriageway access to Junction 4 of the M3. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Retail | 1,905 | 176.98 |
| Basement - Storage | 2,022 | 187.85 |
| **Total** | **3,927** | **364.83** |

## Terms

A new lease is available for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.

## Viewing & Further Information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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**
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