CURCHOD&CO

For Sale

6,529 sq ft

The Oast House, 5 Mead Lane, Farnham, GU9 7DY

Attractive town centre freehold investment with redevelopment potential

- Grade II Listed multi let building
- Potential to add value through active asset management
- Potential to convert to residential STP
- Currently let to 5 tenants generating £53,823.66 p.a. with potential to increase to £108,500 p.a.
- 9 parking spaces
- Walking distance to railway station
- Immediate proximity to town centre amenities - Waitrose, Gails Bakery, Cote etc

01252 710822
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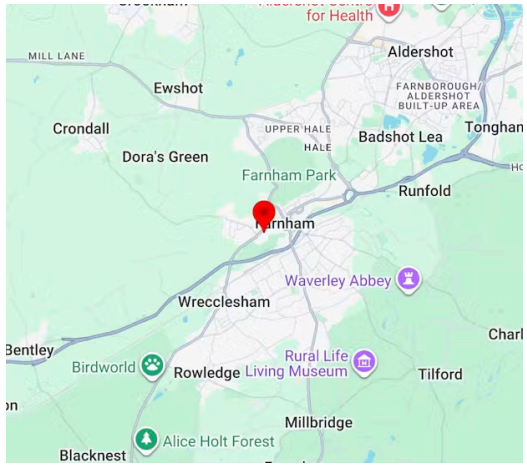

Description

The Oast House is an attractive Grade II Listed property which has been subdivided into 11 separate lettable suites.

The property is located on Mead Lane, opposite Farnham Town Football Club and within 500m of Farnham town centre and the award winning Lion & Lamb Shopping Centre which is home to a range of retailers, cafes and restaurants and anchored by Waitrose Supermarket.

Location

The historic and affluent town of Farnham is located on the Surrey/Hampshire border and is within the London commuter belt. The town is located approximately 10 miles west of Guildford, 17 miles east of Basingstoke, 27 miles north of Winchester and 43 miles south west of central London.

Farnham benefits from excellent road communications via the A331 which links with Junction 4 of the M3 motorway approximately 8 miles to the north, Junction 12 of the M25 is within easy reach via the A31 linking the A3, approximately 20 miles to the north east.

Rail links are also excellent with regular direct train services from Farnham to London Waterloo with a fastest journey time of approximately 50 minutes. Farnham also provides regular direct services to Woking and Clapham Junction.

Tenancies

Six of the suites are let generating a current income of £53,823.66 per annum. This means there are 5 rooms currently vacant which have the potential to increase the net income received to approx £108,500 per annum.

All leases are granted outside the provisions of the Landlord & Tenant Act relating to security of tenure. Tenants are responsible for decoration/repair of their demise, with all tenants contributing to a service charge that covers the cost of common part expenditure. All units are individually metered for electric, and gas and water usage is recharged based on a per sq. ft. basis. Tenancy schedule is available on request.

Freehold Price/VAT

We are instructed to quote £775,000 for the freehold interest with the benefit of the current tenancies and income.

All prices are quoted exclusive of VAT. We are advised that the property is not elected for VAT.

Anti Money Laundering

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

Summary

- Price: £775,000
- Business rates: Each unit is separately rated
- EPC: E (102)

Further information

- View details on our website

Contact & Viewings

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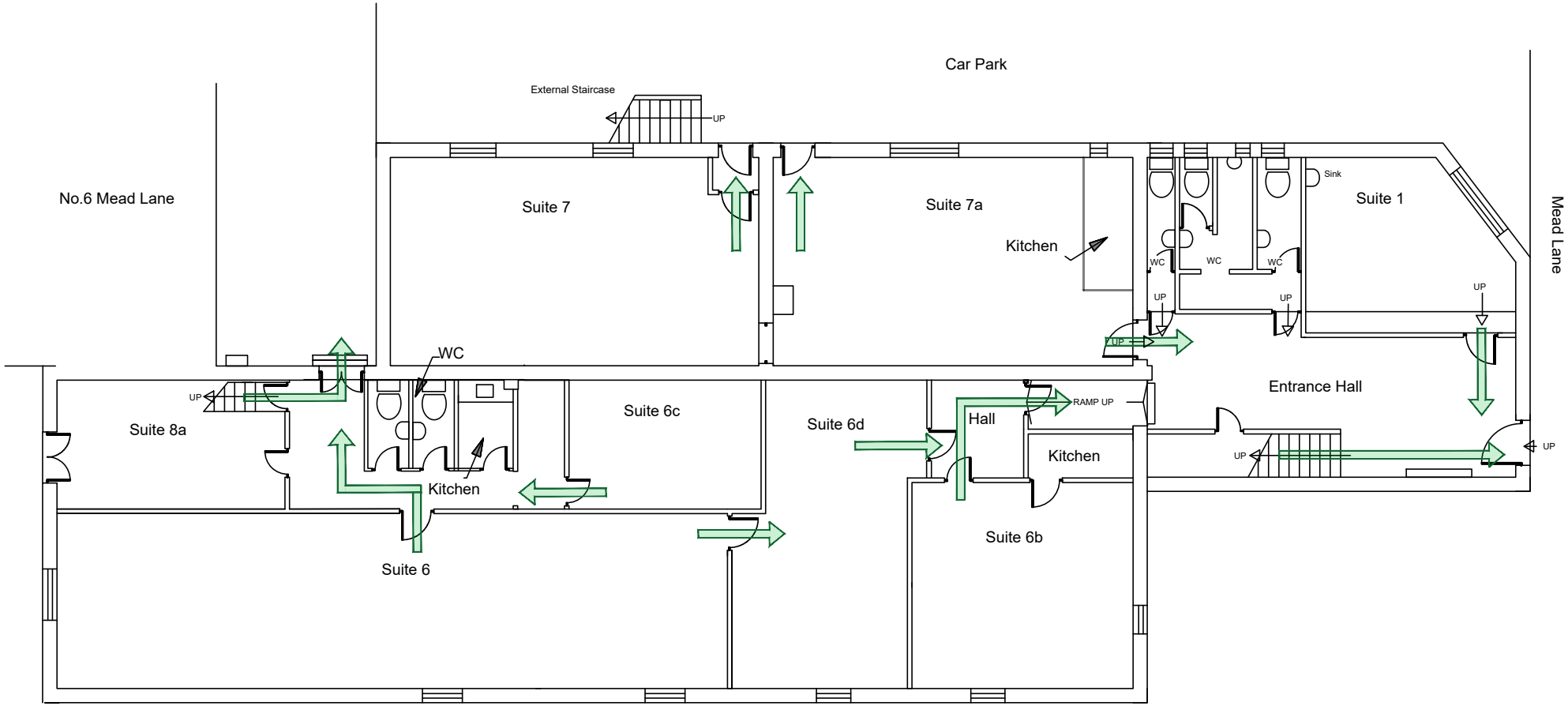
Misrepresentation Generated on 15/10/2026

Accommodation

Name	sq ft	sq m
Suite - 1	209	19.42
Suite - 3	1,074	99.78
Suite - 4	992	92.16
Suite - 5	879	81.66
Suite - 5A	705	65.50
Suite - 6 & 6D	1,052	97.73
Suite - 6B	345	32.05
Suite - 6C	174	16.17
Suite - 7	437	40.60
Suite - 7A	460	42.74
Suite - 8A	202	18.77
Total	**6,529**	**606.58**



Ground Floor Plan

SCALE: NTS

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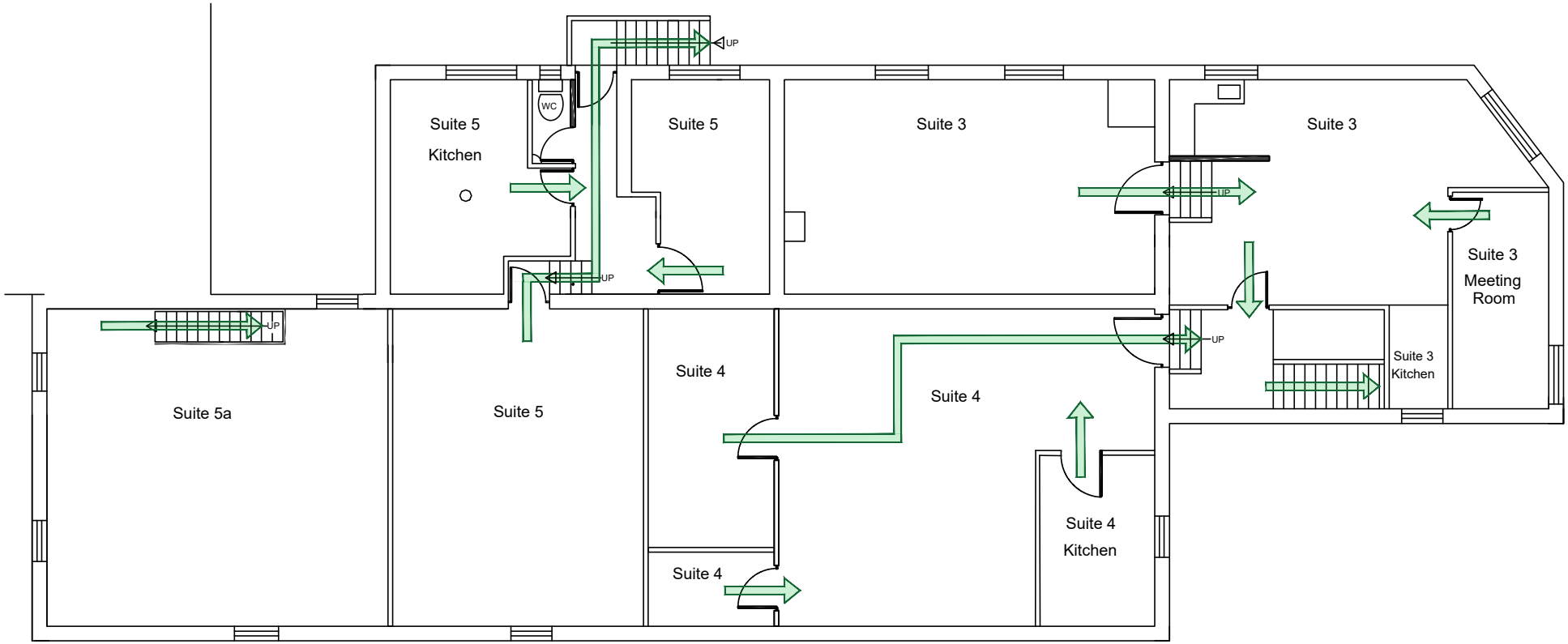

First Floor Plan

SCALE: NTS

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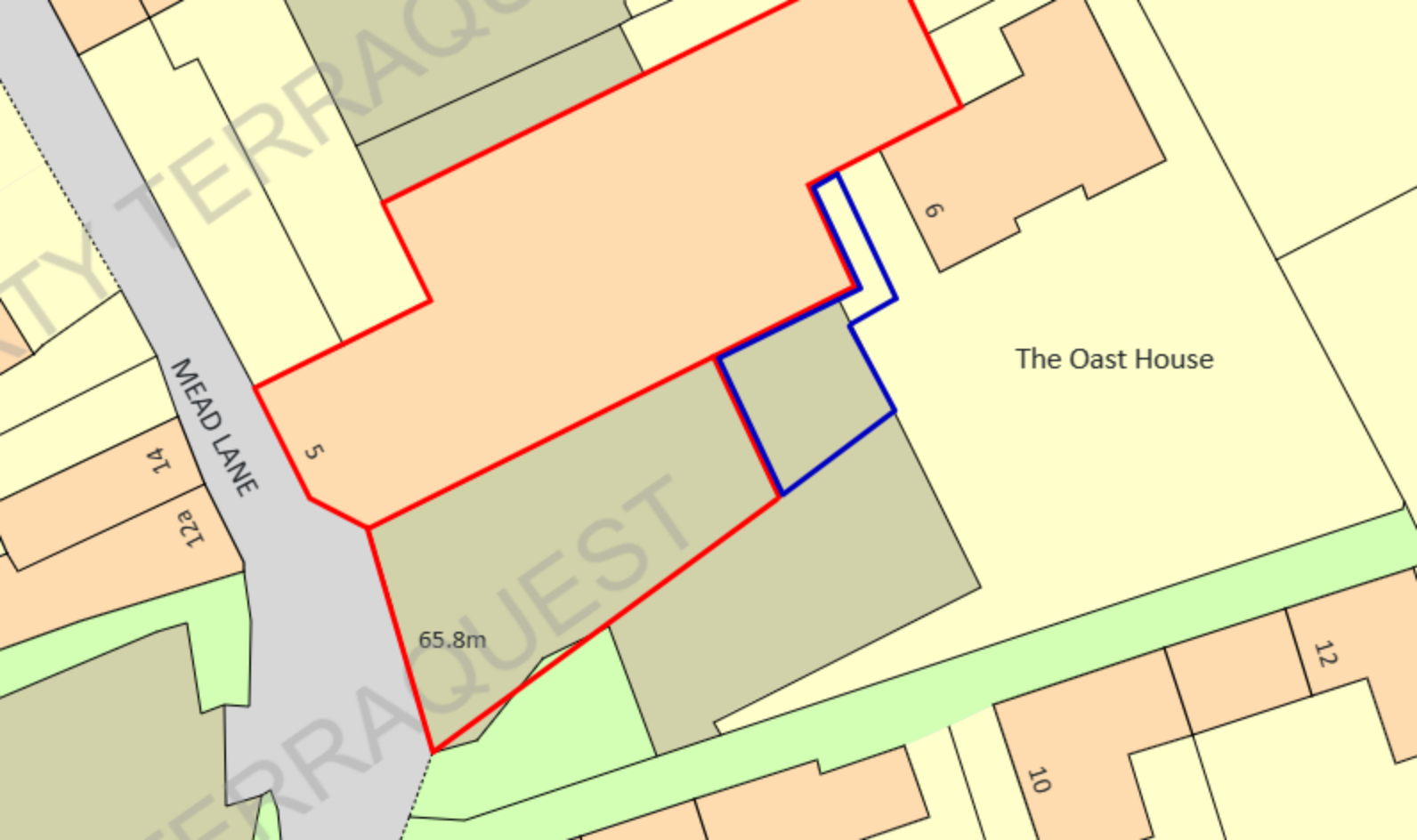
MEAD LANE
5
6
The Oast House
14
12a
65.8m
12
10