Restaurant, Retail

TO LET

CURCHOD&CO



15 Lion & Lamb Yard

Farnham, GU9 7LL

Ground and first floor restaurant/retail

3,166 sq ft

(294.13 sq m)

- Located in award winning shopping centre development
- Opposite Côte Restaurant
- Occupiers within the development include Waitrose, White Company, Waterstones, Jo Malone, Whistles, Busby & Fox and Starbucks
- Upper & Lower Hart car parks close by providing approximately 550 spaces

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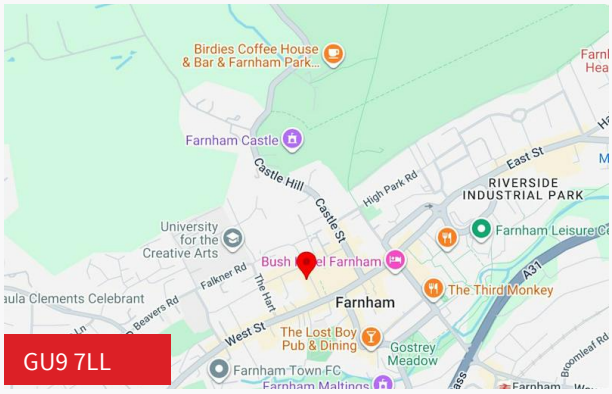
Summary

Available Size	3,166 sq ft
Rent	£85,000 per annum
Rates Payable	£32,160 per annum Based on the Business Rates assessment for 2026
Rateable Value	£67,000
Service Charge	TBC
EPC Rating	C (56)







Description

The property comprises ground and first floor accommodation and was most recently occupied as a restaurant, having previously traded as a retail unit. The premises provide predominantly open-plan accommodation, offering flexibility for a variety of uses, subject to any necessary consents.

The property benefits from a number of attractive period features, including a feature staircase, decorative ceilings and exposed timber beams, creating a distinctive and characterful environment. The combination of these original architectural features provides an attractive setting suitable for a range of occupiers seeking premises with character and presence.

Location

Farnham has a population of approximately 39,500 for the steady growth over recent decades reflecting the enduring appeal of the town. Farnham is recognised as one of Surrey's most affluent towns, with a high proportion of residents falling within the A/B Associated Economic Group. Employment levels are strong with the 2021 census recording just 2.83% unemployment, well below the UK average.

The property is situated within the highly successful Lion & Lamb Yard, the award winning shopping centre linking the prime retail pitch of The Borough and West Street with Waitrose supermarket and the extensive Hart car parks.

Major retailers represented in the town include Boots, Mint Velvet, Crew Clothing, Fat Face, Gails Bakery, Jigsaw, Elphicks Department Store and Sweaty Betty.

Accommodation

The property has the following approximate floor areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground - Retail	1,728	160.54
1st - Retail	1,438	133.59
Total	**3,166**	**294.13**

Terms

A new effective full repairing and insuring lease is available for a term to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All figures are quoted exclusive of VAT which may be charged.

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.

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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WHISTLES



