

E (Commercial / Business / Service), Retail

TO LET



15 The Borough
Farnham, GU9 7NF

Prime Town Centre Retail Premises

2,620 sq ft
(243.41 sq m)

- Prominent trading location on The Borough
- Nearby occupiers include Boots Opticians, WHSmith, Subway, Toni & Guy, Santander and the Post Office
- Ancillary storage
- Air conditioning
- New lease available

Summary

Available Size	2,620 sq ft
Rent	£62,500 per annum
Rates Payable	£37,128 per annum
Rateable Value	£68,000
EPC Rating	C (53)

Description

The subject property is a self-contained retail unit. The premises are arranged over three floors, with a retail area on the ground floor and additional storage on the first and second floors. The property benefits from air-conditioning, a suspended ceiling and a W.C. for staff use. Additionally, there is rear access which can be utilised for deliveries.

Location

Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities. The town has been ranked in the top ten best places to Live in the South East in the annual Sunday Times Best 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 situated on the prime retail stretch, located on The Borough between the junctions of Castle Street and South Street. 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 Blackwater Valley route (A331) providing a direct dual carriageway access to Junction 4 of the M3 at Frimley. 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	1,584	147.16
1st - Storage	498	46.27
2nd - Storage	538	49.98
Total	2,620	243.41

Terms

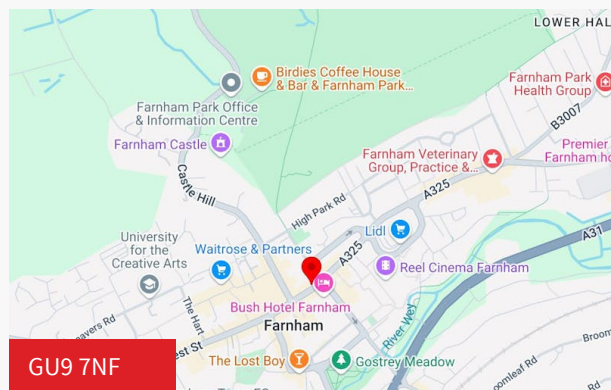
A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates and utilities. Each party to be responsible for the payment of their own legal fees incurred in the letting.

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

Each party to be responsible for the payment of their own legal fees incurred in the letting.



Viewing & Further Information

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