

A1/A3 SHOP TO LET SUBJECT TO VACANT POSSESSION

GU9 7NA

4 THE BOROUGH, FARNHAM



PRIME LOCATION

ASPIRATIONAL
SHOPPING PITCH

A1/A3 CONSENT

LOCATION

The property occupies a prime location adjacent to Oasis with other nearby retailers including White Stuff, Fat Face, Jigsaw, Mint Velvet and JoJo Maman Bébé.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.23 m	17 ft 2 in
Net Frontage	4.34 m	14 ft 3 in
Internal Width	4.67 m	15 ft 4 in
Ground Floor Sales	80.92 sq m	871 sq ft
Ground Floor Anc	11.43 sq m	123 sq ft
First Floor Anc	64.57 sq m	695 sq ft

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£65,000 pa.

TIMING

Available February 2019 subject to vacant possession.

PLANNING

The property is Grade II listed and benefits from a blended A1/A3 consent.

BUSINESS RATES

Rateable Value £51,000

UBR (2019/20) 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01483 523 333.

ENERGY PERFORMANCE CERTIFICATE

Not required due to listed status.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT APRIL 2019

For further information or to arrange a viewing, please contact:

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