

**PROPERTY DETAILS**

# OFFICE / CLASS E PROPERTY TO LET

Location:	FARNHAM, SURREY
Property:	3 Victoria Road GU9 7RB
Size:	1,286 Sq Ft (119.5 Sq M)



- Town Centre Location
- Prominent Retail, Office, B1 & D1 Uses
- On Site Parking
- Kitchen & WC Facilities
- Central Heating

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



**Tel: 01252 794144**

**Email: [info@traynorryan.co.uk](mailto:info@traynorryan.co.uk)**

## Location

A31 Trunk Road: 0.2 miles

Farnham Mainline Train Station: 0.3 miles

## Description

The town centre detached property provides a well divided and generous variety of space suitable for office, retail, light industrial as well as D1 uses for health centres and day nurseries. Separate male and female WCs, storage space and a kitchen make this property highly practical.

## Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1<sup>st</sup> edition and has a gross internal floor area totalling 1,286 sq ft comprising:

		Sq m	Sq ft
<i>Ground</i>	Room 1:	18.5	199
	Room 2:	16.6	179
	Room 3:	16.3	176
	Kitchen:	3.0	32
	Store 1:	6.3	67
<i>First</i>	Room 4:	11.8	127
	Room 5:	10.3	111
	Room 6:	12.8	138
	Landing:	4.6	49

## Rent

£27,000 pa

## Outgoings

All outgoing and utilities are the responsibility of the tenant.

## Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

No rates are payable by small businesses.

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £10,000

## Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

[wt@traynorryan.co.uk](mailto:wt@traynorryan.co.uk)

## Costs

All legal costs to be borne by the ingoing tenant.

