

**PROPERTY DETAILS**

# RETAIL PREMISES TO LET

Location:	FARNHAM, SURREY
Property:	27a The Borough, GU9 7NJ
Size:	758 Sq Ft (70.3 Sq M)



- **Central location**
- **Adjacent to town's premier hotel**
- **Adjacent to Boots Opticians, Toni & Guy, BHF**
- **Opposite Clintons, Moss Bros, W H Smith**
- **Parking space included**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

Ryjas House  
Farnham  
Surrey GU10 4RG  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



**Tel: 01252 794144**

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

## Location

Centrally located in the historic and affluent Market Town centre. Population circa 39,000.

Nearby traders include Barclays · Toni & Guy · Clintons · Moss Bros · Subway · Santander · British Heart Foundation · Dorothy Perkins.

A31 Dual carriageway: 500 m

Mainline Rail Station (Waterloo) : 500 m

## Description

Ground floor look up shop in period town hotel building · on-site parking space.

## Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1<sup>st</sup> edition and has the following NIA floor area:

	Sq M	Sq F
Ground Floor Sales:	50.07	539
Rear:	20.25	218
TOTAL	70.32	757

Internal Width:	7.86 m	25'9"
Built Depth:	9.91 m	32'6"

## Rent

£29,000 per annum exclusive of all other outgoings (and VAT if applicable)

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, maintenance and refuse charges etc. may be chargeable by way of service charge.

## Lease

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

## Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £31,750

The UBR (2016/2017) is 0.497

Normal rates payments = RV x UBR.

Contact Waverley for more information.

## 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.



**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** Asset Rating D. **Published:** Jan / 2017