

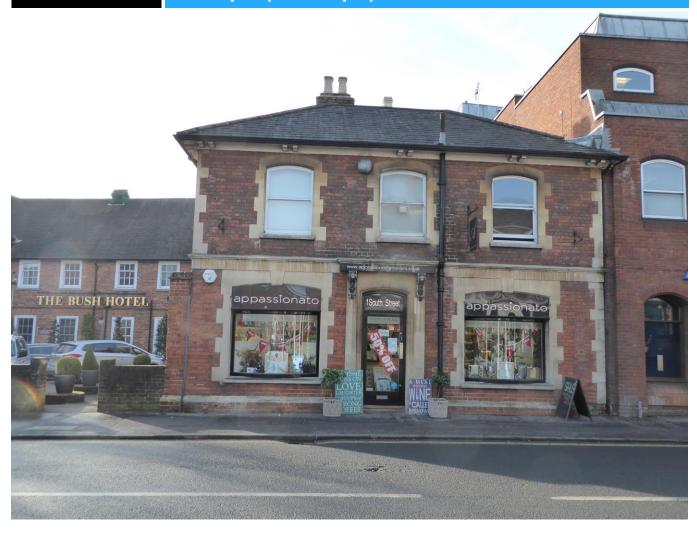
# **PROPERTY DETAILS**

# RETAIL PREMISES TO LET

Location: FARNHAM, SURREY

Property: 1, South Street, GU9 7QU

Size: 956 Sq Ft (88.8 Sq M)



- Central location
- Adjacent to Barclays Bank
- Basement storage
- Parking space
- Period Building

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Ryjas House Farnham Surrey GU10 4RG www.traynorryan.co.uk



Tel: 01252 794144 Email: info@traynorryan.co.uk

# Location

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

Nearby traders include Barclays · Sainsbury's · Sue Ryder · Disking · Kitchen Kapers · Romans

A31 Dual carriageway: 500 m

Mainline Rail Station (Waterloo): 500 m

# **Description**

Ground floor look up shop in semi-detached period building  $\cdot$  on-site parking space  $\cdot$  alarmed  $\cdot$  wired speaker system.

# 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:	60.53	652
Cellar:	28.28	304
TOTAL	88.81	956
Internal Width:	8.56 m	28'1"
Built Depth:	10.51 m	34'5"

#### Rent

£19,500 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.

# **Business Rates**

The Valuation Office http://www.voa.gov.uk indicates a Rateable Value (RV): £18,000

The UBR (2015/2016) is 0.493

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

#### Costs

All legal costs to be borne by the ingoing tenant.







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