

PROPERTY DETAILS

RESTAURANT FREEHOLD FOR SALE / MAY LET

| | |
|-----------|--------------------------|
| Location: | FARNHAM, SURREY |
| Property: | 62a East Street, GU9 7TJ |
| Size: | 1,469 Sq Ft (136.5 Sq M) |



- **Development potential**
- **Close to Town Centre**
- **Pavement included**
- **Bike storage / parking area**
- **Circa 60 covers**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

East of affluent Market Town centre.

Nearby operators · Papa Johns · Kar Ling Kwong Restaurant · Lidl

A31 dual carriageway: 800 m

Farnham mainline station: 800 m

Description

Ground floor lock up restaurant & pavement area.

Floor Areas

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

| Summary | Sq M | Sq Ft |
|----------------|--------------|-------------|
| Gross Frontage | 12.56 m | |
| Built depth | 8.7 m | |
| Restaurant | 99.0 | 1066 |
| Kitchen | 20.2 | 217 |
| Stores | 17.3 | 186 |
| TOTAL | 136.5 | 1469 |

Price

Freehold guide £350,000.

Income: £300 pa ground rent from upper floors sold on long leases.

Outgoings

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

Lease

A new lease may be available on FRI terms.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £19,000

The UBR (2015/2016) is 0.493

Normal rates payments = RV x UBR.

Exceptions occur due to transitional relief and / or small business relief. Contact Waverley Borough Council 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.



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:** in progress. **Published:** Mar / 2016.