



8 Lion & Lamb Yard

Farnham, Farnham, GU9 7LL

Ground floor retail unit

548 sq ft

(50.91 sq m)

- Lock up shop within award winning Lion & Lamb Yard
- Adjoining retailers include Waitrose, Waterstones, Joules, Whistles and Cote
- Wooden flooring throughout
- WC and teapoint facilities
- Rear access for deliveries
- Upper Hart car park close by providing approximately 550 spaces

Summary

Available Size	548 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£7,360.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£14,750
Service Charge	£4,102.78 per annum Exclusive of VAT (Budget 2023-24)
EPC Rating	Upon enquiry

Description

The property, which is on ground floor only, provides good quality retail accommodation in the heart of a thriving market town.

The property benefits from a sales area to the front with spot lights and wooden flooring throughout, to the rear of the unit there are WC and teapoint facilities along with ancillary storage. The unit also benefits from rear access for deliveries.

The property provides the following approximate dimensions/areas:-

- Net Frontage - 18'0" (5m)
- Built Depth - 32'10" (10m)
- Total Area - 548 sq.ft. (51 sq.m.)

Location

The property is situated within the highly successful Lion & Lamb Yard, the award winning shopping centre linking the prime retail pitch of The Borough and West Street with Waitrose supermarket and the extensive Hart car parks.

Other major retailers represented in the Yard include Joules, Waterstones, Whistles and Cote.

Major retailers represented in the town include Boots, W H Smith, Mint Velvet, Crew Clothing, Whitestuff and Gails Bakery. Farnham, which is a particularly prosperous and affluent retail location, serves a district population in excess of 115,000 people with some 34% of the town's population falling within the AB Class grouping compared to a national average of 22%.

Terms

The shop is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

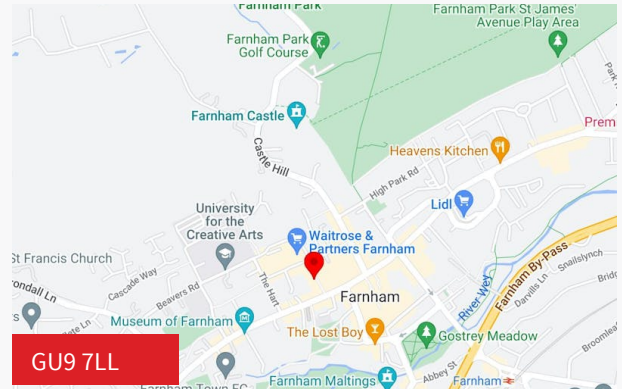
The rent is exclusive of business rates, service charge, utilities and VAT.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.



Viewing & Further Information

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