



16 West Street
Farnham, GU9 7DR

Town centre retail unit

748 sq ft
(69.49 sq m)

- Due to be refurbished
- Prominent trading location on West Street
- Double fronted windows
- Ancillary area
- Air conditioning

Summary

Available Size	748 sq ft
Rent	£29,500 per annum
Rates Payable	£14,096.75 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	£28,250
EPC Rating	C (68)

Description

The unit comprises a ground floor lock up shop which is due to be refurbished. The property benefits from an open plan retail area with ancillary office/storage and staff welfare facilities. The unit has air conditioning and will benefit from 1 parking space to the rear.

Location

The property is situated on West Street, in close proximity to Elphicks and the award winning Lion & Lamb Yard shopping centre.

Farnham is a particularly prosperous and affluent town serving a district population in excess of 115,000. Other retailers in the town include Crew Clothing, White Stuff, Jigsaw, Fat Face, Boots and WHSmith.

The unit is close to several town centre car parks and an extensive range of town centre facilities. Road communications are excellent with the Blackwater Valley route (A331) providing a direct dual carriageway access from the A31 to Junction 4 of the M3 at Frimley. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

Terms

A new lease is available for a term to be agreed. The rent is quoted exclusive of business rates, building insurance, service charge and VAT (if applicable).

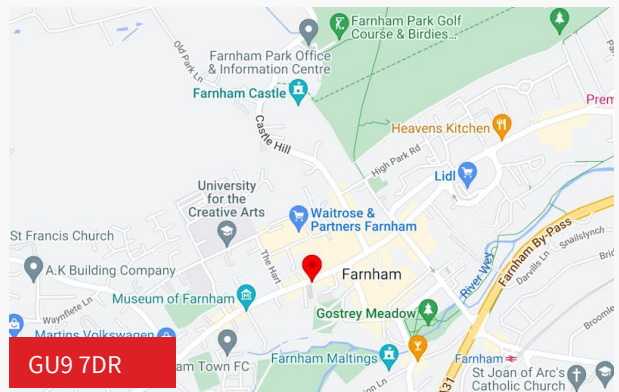
Legal Costs / VAT

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

All prices are quoted exclusive of VAT which may be charged.

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.



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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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