



44 The Borough  
Farnham, GU9 7NJ

## Prime Retail Unit

882 sq ft  
(81.94 sq m)

- Prime trading location
- Adjoining Clarks, EE, Timpson, JoJo Maman Bebe, and Boots
- Ground floor retail plus first floor staff room and storage
- New lease available
- Available June 2024

## Summary

Available Size	882 sq ft
Rent	£32,000 per annum
Rates Payable	£12,100.75 per annum Applicants could be eligible for a 75% discount on their business rates payable for the period 01/04/24 to 31/03/25. To find out if you are eligible, and for any additional queries, please contact the Local Authority
Rateable Value	£24,250
EPC Rating	Upon Enquiry

## Description

The property which is Grade II Listed provides ground floor retail accommodation, whilst at first floor there is ancillary staff room and storage along with a kitchenette and WCs.

## Location

The property is situated on the southern side of The Borough in a prime trading locations close to branches of Clarks, EE, Timpson, JoJo Maman Bebe, and Boots. Farnham is an attractive former market town which benefits from a particularly prosperous and affluent retail offering.

The unit is in close proximity to the two main town centre car parks. 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).

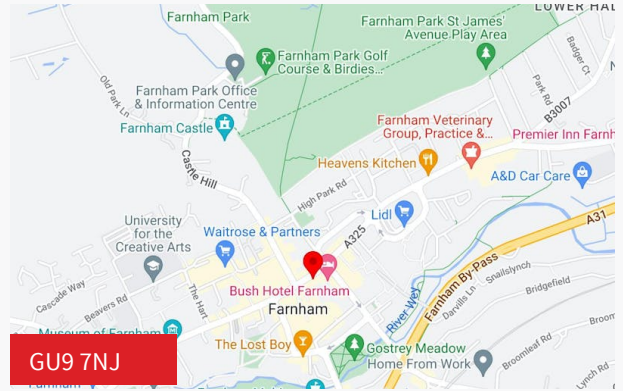
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	506	47.01	Available
1st	376	34.93	Available
<b>Total</b>	<b>882</b>	<b>81.94</b>	

## Terms

The property is available on a new full repairing and insuring lease directly from the landlord, for a term to be agreed. Rent is exclusive of business rates, utilities and VAT.



## Viewing & Further Information

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