



Bourne Mill Antique Centre

41-43 Guildford Road, Farnham, GU9 9PY

Freehold Investment Opportunity

6,429 sq ft
(597.27 sq m)

- Prominent location opposite Shepherd & Flock roundabout
- 22 allocated car spaces in rear car park
- Well established thriving antique centre
- Less than 2 miles from Farnham town centre

Summary

Available Size	6,429 sq ft
Price	Offers in excess of £795,000
Rateable Value	£27,500
EPC Rating	Upon Enquiry

Description

Bourne Mill is a grade II Listed building, comprising two interlinked properties. The building is constructed mainly of brick under a clay tiled roof with stained wooden wording. The two properties are linked internally.

The property has a total net internal area of approx 6,429 sq.ft. (597 sq.m.) with the space comprising a multitude of rooms, which are occupied by a range of antique traders.

There is a car park to the rear of the property that has 22 parking spaces.

The property has been trading as an antique centre with associated coffee shop for 40+ years and enjoys high visitor numbers and has a strong reputation throughout the region.

Location

Bourne Mill holds a prime position on the eastern outskirts of Farnham, nestled at the crossroads of Guildford Road and the Shepherd & Flock roundabout. Its strategic location offers easy access to both the town centre and the broader road network.

Farnham's vibrant town centre is within close reach, while the surrounding roadways provide seamless connections. The A31 artery connects Farnham to the A331, facilitating access to the M3 motorway at Frimley. The A325 offers a direct route to neighbouring towns like Aldershot and Farnborough.

Adding to its accessibility, Farnham's mainline railway station serves frequent trains to London Waterloo. Commuters and travellers alike benefit from a 55 minute journey to the heart of London.

Terms

Curchod & Co are instructed to dispose of the freehold interest, and offers in excess of £795,000 are invited.

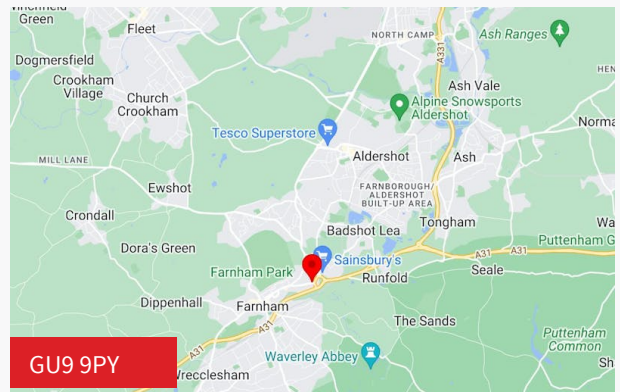
Tenancy

The building is occupied by way of a simple management document which generates £6,500 per month from 1st January 2024. This agreement states that the tenant is responsible for interior decorations and finishes, utilities, business rates, CCTV, fire & security alarms etc. The agreement is for a period of 12 months and there is the ability to review the licence fee on 31st December 2024. At any time during the term the tenant has the ability to request a 5 year lease.

The Landlord retains the responsibility for the structure of the building i.e. exterior repairs, building insurance and public/employers liability insurance. Further details on application.

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.



Viewing & Further Information

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