



**16 West Street**

Farnham, GU9 7DR

**Preliminary Details - Town  
centre retail unit - Currently  
under refurbishment.**

**748 sq ft**  
(69.49 sq m)

- Town centre location
- Ancillary area
- New lease
- Double fronted

# 16 West Street, Farnham, GU9 7DR

## Summary

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

## Description

16 West Street is a double fronted lock up shop which is currently being refurbished ready for occupation. In addition to the main retail area there is staff welfare provision and a back office or storage area.

The property would suit a traditional retailer but other uses will be considered.

Nearby retailers include Elphicks, Sweaty Betty, Ruby Jones and Pullingers.

There is also an area of basement storage at the property which may be available by separate negotiation.

## Location

16 West Street is located in central Farnham close to Elphicks and the Lion and Lamb Yard.

Farnham is a popular market town with a thriving retail offering in the traditional town centre. There is good road access from the A31 which connects to the A3 and the A331.

The railway station also provides good local transport links from the surrounding area and Farnham continues to enjoy an effective bus service.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	748	69.49	Available
<b>Total</b>	<b>748</b>	<b>69.49</b>	

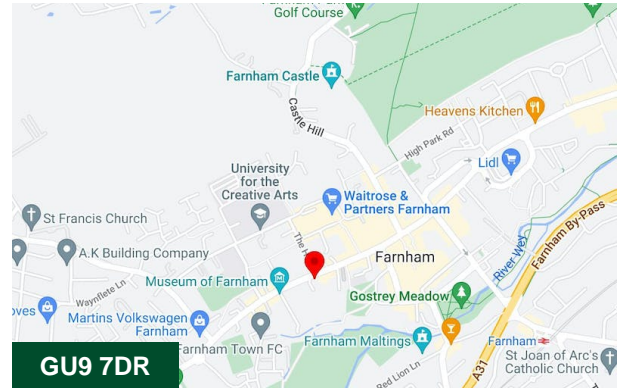
## Viewings

Strictly by appointment with the Sole Agent

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

## Terms

The property is available by way of a new lease, direct from the landlord, for a term to be agreed.



## Viewing & Further Information



**Matthew Seary**

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