



7 Lion & Lamb Yard
Farnham, GU9 7LL

Ground floor retail unit

547 sq ft
(50.82 sq m)

- Lock up shop in prominent position within the award winning Lion & Lamb Yard
- Adjoining retailers include Jo Malone, Waitrose, White Company, Waterstones, Whistles, Cote and Starbucks
- Upper Hart car park close by providing approximately 550 spaces
- Air conditioning
- Welfare facilities

Summary

Available Size	547 sq ft
Rent	£34,000 per annum Subject to Contract & exclusive of VAT
Rates Payable	£6,237.50 per annum The property should qualify for rates relief of up to 83.33%. Further information can be provided by the Local Authority
Rateable Value	£12,500
Service Charge	£3,806 per annum
EPC Rating	C (52)

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 ceramic flooring throughout, to the rear of the unit there are WC and kitchen facilities with ancillary storage. The unit also benefits from rear access for deliveries.

Location

Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities which serves a district population in excess of 115,000 people. The town has been ranked in the top ten best places to Live in the South East in the annual Sunday Times Best Places to Live guide. The town has some 34% of the population falling within Class A/B, more than 50% higher than the national average

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.

Major retailers represented in the town include Boots, W H Smith, Mint Velvet, Crew Clothing, Whitestuff and Gails Bakery.

Terms

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

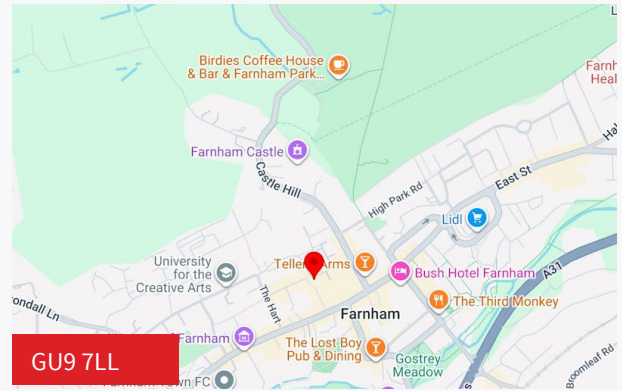
The rent is exclusive of business rates, service charge, utilities and VAT.

Legal Costs

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

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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