



Owen
Isherwood
CHARTERED SURVEYORS

For Sale Prime Retail & Residential Investment

8 WEST STREET, FARNHAM, SURREY GU9 7DN



- Farnham is an attractive and affluent market town
- Situated in Prime location opposite Lion and Lamb Yard shopping centre
- Attractive Grade 2 listed building, adjacent to Space NK and Elphicks Department store
- Let to Sweaty Betty and British Heart Foundation plus 3 self contained spacious flats
- Potential to create 4 flats after conversion
- Offers in the region of £1.45 million, Subject to Contract

DESCRIPTION

This Grade 2 listed building comprises 2 shops and 3 flats arranged on basement, ground, first and second floors. Access to 2 of the flats is from West Street whilst the 3rd flat arranged on first floor only is accessed at the rear of the property.

SITUATION

The subject property occupies an excellent location in the Town Centre close to the junction of the Borough and Downing Street whilst being opposite the entrance to the Lion and Lamb Yard shopping centre anchored by Waitrose and a large attached shopper's surface car park. The property is adjacent to Space NK and Elphicks Department store whilst other close by occupiers include Oliver Bonas, Waterstones, White Company, Mint Velvet, and Jigsaw.

FARNHAM TOWN

Farnham has an attractive shopping environment with several historic buildings housing an interesting mix of retail occupiers.

The A31 is close by providing good access to the motorway network. Farnham mainline station to London Waterloo and Portsmouth Harbour is within a few minutes walk.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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CONTACT

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ACCOMMODATION

The property affords the following approximate net floor areas.

8 West Street	Sq. Ft	Sq. M
Shop 1 (British Heart Foundation)		
Ground Floor Area	1,178	109.44
ITZA	515	
Shop 2 (Lady of Leisure Ltd T/A Sweaty Betty)		
Ground Floor Area	1,160	107.76
Basement Area	498	46.26
ITZA	488	
Flat 1		
First & part Second Floor	827	76.83
Flat 2		
Second Floor	864	80.27
Flat 3		
First Floor rear	476	44.22

TENANCY SCHEDULE

Shop 1 British Heart Foundation
Lease for 10 years from the 29 th October 2019 at £35,000 per annum exclusive of rates and service charge
Shop 2 Lady of Leisure trading as Sweaty Betty
Lease for 5 years from 19 th August 2025 at £32,000 per annum exclusive of rates and service charge.

FARHAM RESIDENTIAL MARKET

The flats at 8 West Street are spacious with good natural light and views to the rear towards the church and to the front the shopping areas of Lion & Lamb Yard and West Street.

The sale market for flats in Farnham is strong with local agents advising figures of £450 psf plus capital value. The three flats are let producing a total of £ 52,200 per annum.

TENURE

Freehold, subject to the tenancies with a total current rental income of £ 119,200 pax.

EPC

Available on request.

PROPOSAL

Offers are invited in the region of £1.45 million, Subject to Contract.

LEGAL COSTS

Each party to bear their own legal costs.



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