

N BEAUTY STUDIO



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

“E” CLASS RETAIL INVESTMENT  
760 sq. ft. ( 70.62 sq. m)

13 FARNCOMBE STREET, FARNCOMBE, SURREY GU7 3BA

## LOCATION

Farncombe is one of five wards that make up the town of Godalming in Surrey and is approximately 0.8 miles (1.3 km) north-east of the Godalming centre, separated by common land known as the Lammes Lands. The village of Compton lies 1.8 miles (3 km) to the northwest and Bramley 2 miles (3 km) to the east; whilst Charterhouse School is to the west. Farncombe is served by the Portsmouth - London Waterloo mainline service through Farncombe railway station; which is less than 200 yards from the subject property. The A3 is also close by and offers good transport links to the South Coast and M25.

## DESCRIPTION

The subject property is part of the 1960's mixed use parade of retail units on the ground floor and residential above; formed of brick elevations with hanging tile finishes and a flat roof. There is a parking area to the rear, and we understand that each retail unit has been demised 1 parking space behind each of their shop units within this area. Ignoring Tenants fit out, the units are effectively a large rectangle with services and a WC area to the rear.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	760	70.62

## RATES

Rateable Value: £9,000

Rates Payable (20/21): £4,391.20

100% Small Business Rates Relief should apply for eligible occupiers.

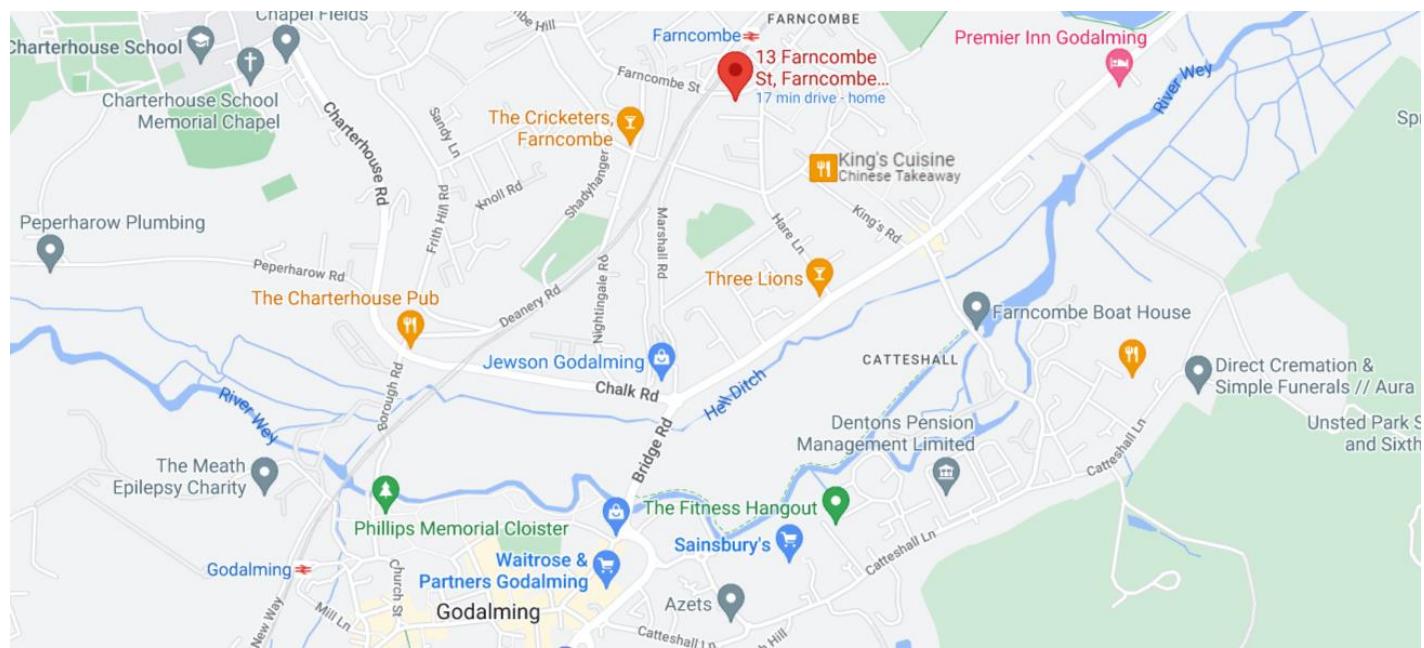
## TERM

Currently let 15 Year term from March 2018 at £16,500 p.a.

Would consider an assignment or new lease for terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs.



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.

**T: 01483 300 176**

[www.owenisherwood.com](http://www.owenisherwood.com)

**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

Alex Bellion

T: 01483 300 176

M: 07971 756068

E: alex@owenisherwood.com