

Retail, Industrial / Warehouse, Trade Counter

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



3 Grovebell Industrial Estate

Wrecclesham Road, Farnham, GU10 4PL

High quality trade counter unit

5,455 sq ft

(506.79 sq m)

- 6m minimum eaves
- Busy roadside frontage
- 5 parking spaces (with the option of leasing more spaces from an adjoining tenant)
- Adjoining occupiers include Screwfix, Co-op

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Summary

Available Size	5,455 sq ft
Rent	£14.50 per sq ft
Rates Payable	£22,095 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£45,000
EPC Rating	Upon Enquiry

Description

The unit consists of a ground floor trade counter unit, benefitting from 6m eaves which is suitable for a range of uses. Adjoining occupiers include Screwfix and Co-op.

Location

The subject property, situated on the Grovbell Estate, is located 1.5 miles west of Farnham town centre. The property fronts the busy Wrecclesham Road and lies 300 metres from the A31 which links directly into the A3. The property is next to Screwfix and opposite City Plumbing.

Terms

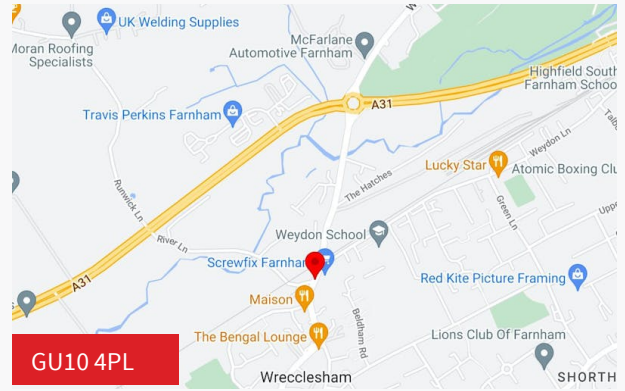
A new lease is available for a term to be agreed. Rent on application. The rent is exclusive of business rates, utilities, building insurance and VAT (if applicable).

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.

Legal Costs

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



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 21/03/2024

