



113B West Street

Farnham, GU9 7HH

Ground and first floor retail unit

2,077 sq ft
(192.96 sq m)

- Situated in award winning Lion & Lamb Yard
- Access from both West Street and the Lion & Lamb Yard
- Hart car park close by providing approximately 550 spaces
- Stunning period features

Summary

Available Size	2,077 sq ft
Rent	£65,000 per annum
Rates Payable	£35,072 per annum
Rateable Value	£68,500
Service Charge	£9,727.67 per annum
EPC Rating	D (76)

Location

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.

Farnham, which is a particularly prosperous and affluent retail location, serves a district population in excess of 115,000 people with some 34% of the town's population falling within the AB Class grouping compared to a national average of 22%.

Description

The property, which is arranged on ground and one upper floor, provides retail accommodation with attractive period features. The property is accessed from both West Street and within the Lion & Lamb Yard.

The unit boasts many attractive period features, the ground floor is predominantly open plan with the first floor providing potential additional retail space plus staff welfare areas.

Accommodation

Floors	sq ft	sq m
Ground	1,099	102.10
1st	978	90.86
Total	2,077	192.96

Terms

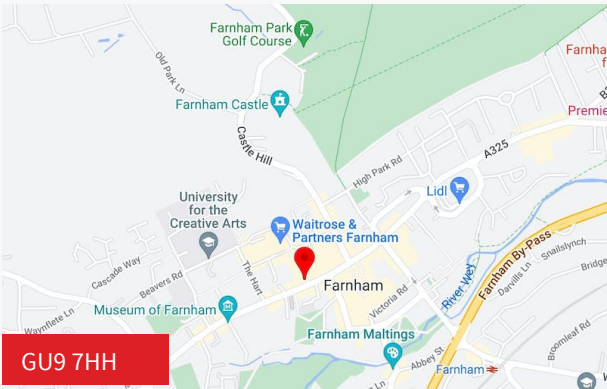
The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

The rent is exclusive of business rates, utilities, building insurance, service charge etc.

Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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