E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO

40 The Borough

Farnham, GU9 7NW

Prime town centre retail unit in historic buildin

1,976 sq ft

(183.58 sq m)

- Prominent trading location on The Borough, Farnham's principal retail pitch
- Nearby occupiers include Clarks, Boots, Jigsaw, Mint Velvet, Vinegar Hill, Fat Face and JoJo Maman Bebe
- Historic Grade II* Listed Building
- Characterful building with period features throughout
- WC and Kitchen facilities

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Summary

Available Size	1,976 sq ft
Rent	£39,500 per annum
Rates Payable	£10,982.50 per annum
Rateable Value	£28,750
Service Charge	N/A
EPC Rating	D (77)

Description

The property comprises a Grade II* Listed building dating from the late 16th century, occupying a prominent trading position on The Borough. The building is arranged over basement, ground and two upper floors, providing 1,862 sq ft of accommodation.

The unit benefits from comfort cooling and heating, a fitted kitchen and WC facilities, together with side access.

Location

The property is situated in the popular market and commuter town of Farnham, Surrey, within the prime Borough retail pitch. Farnham has a population of approximately 39,500 reflecting steady growth over recent decades and the enduring appeal of the town. The town is recognised as one of Surrey's most affluent with 34% of the population falling within Class A/B — more than 50% above the national average.

The property benefits from close proximity to Farnham's Central car park providing convenient parking for customers.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground - Retail	625	58.06
Ground - Ancillary	183	17
1st - Retail	248	23.04
1st - Ancillary	335	31.12
2nd - Ancillary	585	54.35
Total	**1,976**	**183.57**

Terms

A new internal repairing and insuring lease is available for a term to be agreed. The rent is exclusive of business rates, utilities and VAT.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

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

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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