



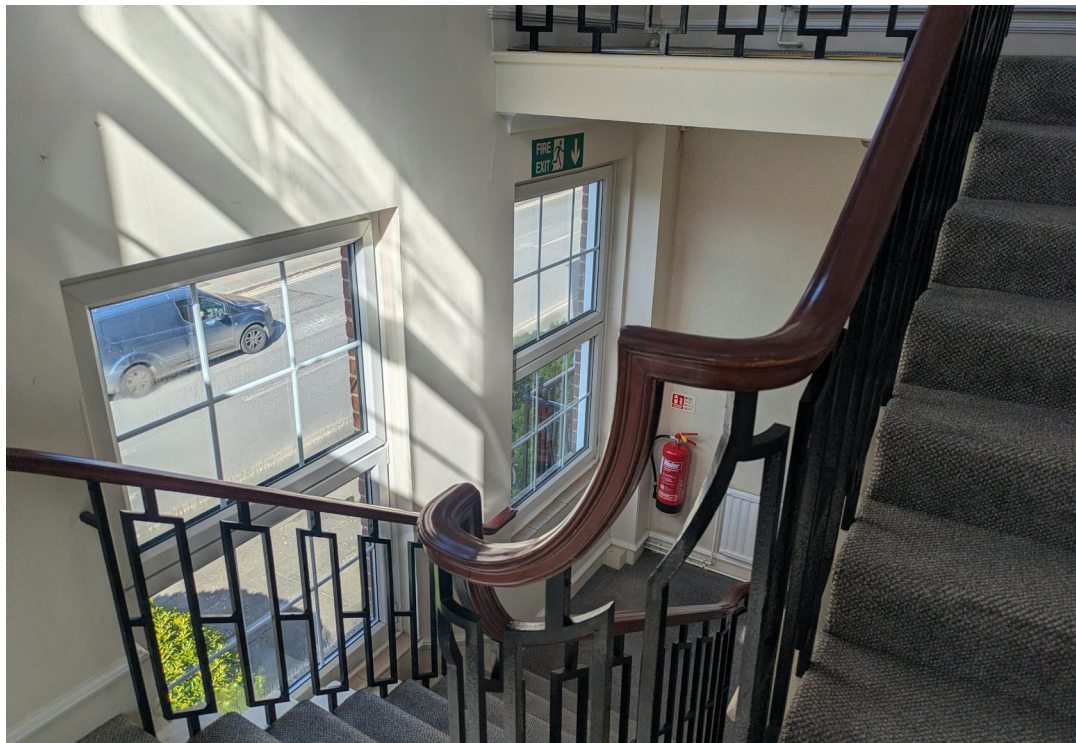
Owen
Isherwood
CHARTERED SURVEYORS

Sequel House, The Hart, Farnham, GU9 7HW
TO LET / FOR SALE | 854 TO 2,883 SQ FT (79.34 TO 267.84 SQ M)

Attractive three-storey town centre office building in the heart of Farnham.

- 1st Floor currently let at £36,962 per annum, inclusive of service charge, on a 3-year licence agreement that can be mutually terminated at any time with 6 months notice.
- Vacant possession of the whole building can be achieved in 6 months.
- Ideal for an owner occupier looking for some income with room to grow into.
- Prominent town centre position.
- 6 parking spaces on site.
- Excellent road connectivity via A31, A331 and M3.





Location

Sequel House is located in a prominent position on the corner of West Street and The Hart being close to The Hart public car park and also the extensive range of town centre facilities. Road communications are excellent with the Blackwater Valley route (A331) providing a direct dual carriageway access from the A31 to Junction 4 of the M3 at Frimley. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

Description

Sequel House is an attractive 3 storey office building located in the heart of Farnham. There are 3 well presented offices on each floor of the property. The ground and second floor are currently available to let on flexible all inclusive licence agreements and the whole Freehold is available for sale as either an investment or for an owner occupier. The property comes with the right to park 6 vehicles in the adjacent car park.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground	854	79.34	£31,150 /annum	Available
1st	996	92.53	-	Occupied
2nd	1,033	95.97	£37,500 /annum	Available
Total	2,883	267.84		

Terms

New Lease

EPC

D (8g)

Rent

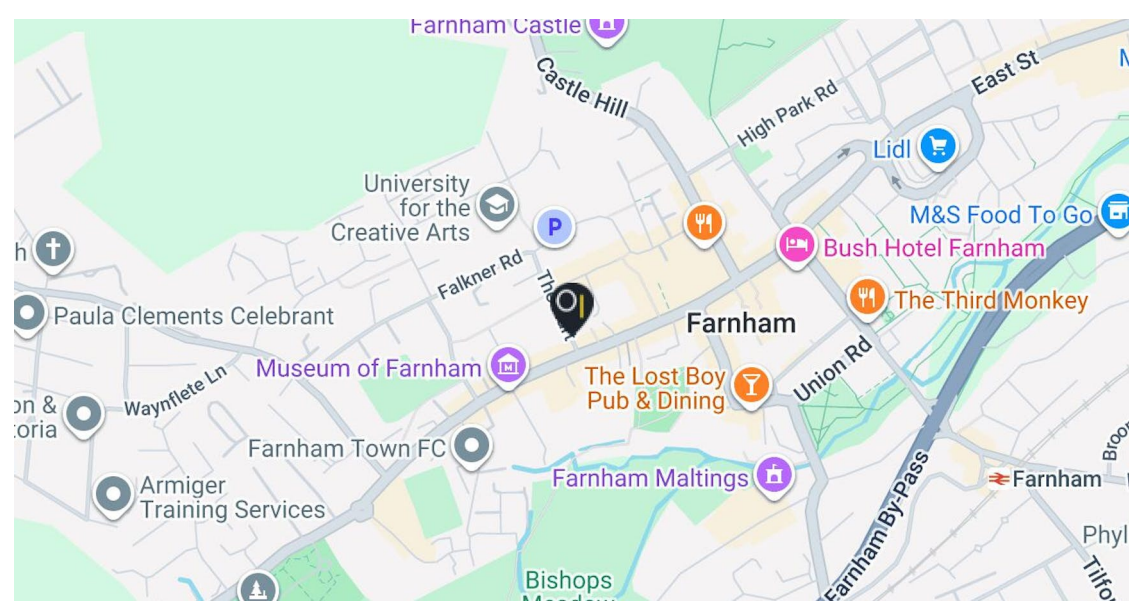
All rents are fully inclusive of service charge, utilities and insurance. Business rates are the tenant's responsibility to pay.

Price

£725,000 plus VAT

Business Rates

Ground Floor - £21,500
1st Floor - £21,750
2nd Floor - £18,500



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