



## 18 Lion & Lamb Yard

Farnham, GU9 7LL

### Ground and first floor retail

828 sq ft  
(76.92 sq m)

- Award winning shopping centre
- Opposite Côte Restaurant
- Adjoining occupiers include Joules, Waterstones, Orvis and Neals Yard Remedies
- Period features
- WC facilities

# 18 Lion & Lamb Yard, Farnham, GU9 7LL

## Summary

Available Size	828 sq ft
Rent	Rent on Application
Rates Payable	£7,984 per annum
Rateable Value	£16,000
Service Charge	£3,928.62 per annum Estimate based on the 2023/24 service charge budget for units 17-18
EPC Rating	Upon Enquiry

## Description

The property is arranged on a ground and upper floor, and benefits from a wide frontage with plenty of space for shopfront displays. The unit also benefits from WC facilities, and has a 3-phase power supply.

## 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.

Other major retailers represented in the Yard include Joules, Waterstones, and Cote.

Major retailers represented in the town include Boots, W H Smith, Phase 8, Mint Velvet, Crew Clothing and Whitestuff. 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%.

## Accommodation

Name	sq ft	sq m	Availability
Ground	411	38.18	Available
1st	417	38.74	Available

## Terms

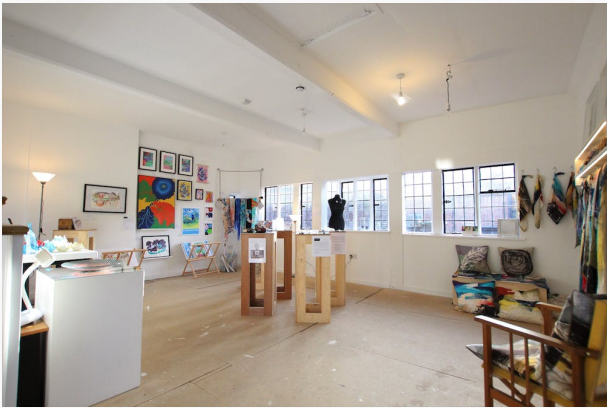
A new full repairing and insuring lease is available for a term to be agreed. The rent is exclusive of all outgoings.

## 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).  
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