



## PMCD RETAIL

SHOPS & RESTAURANTS



### PROMINENT “CLASS E” SHOP TO LET 882 ft<sup>2</sup> (82 m<sup>2</sup>)

44 THE BOROUGH, FARNHAM, SURREY GU9 7NW

- PRIME TRADING LOCATION
- ADJOINING CLARKS, EE, TIMPSON, BOOTS
- NEW LEASE AVAILABLE
- AVAILABLE JUNE 2024

#### LOCATION

Farnham is a prosperous town between Guildford and Alton on the A31, about 36 miles west of London. The premises are located on the south side of the Borough in a prime trading location, between EE and Clarks. Other nearby retailers include Timpsons, Boots, Jo Jo Mama Bebe and White Stuff. The two main public car parks are nearby.

What3Words Location: **///BRAVEST.VIEWER.REALM**



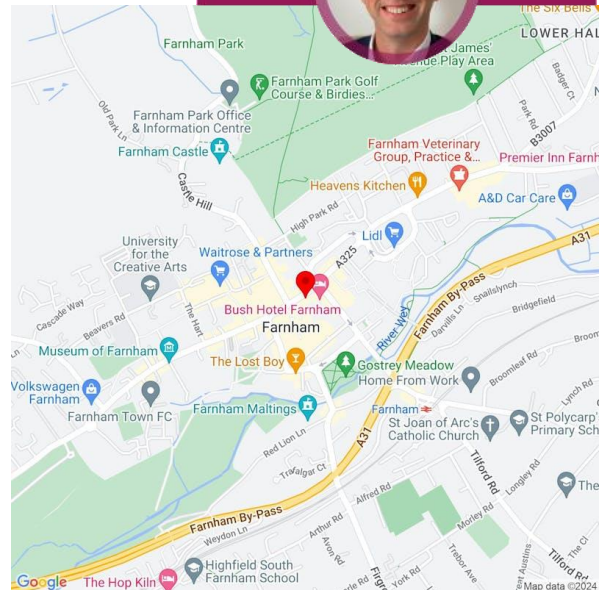


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Your contact for this property

DAN COLLINS  
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### DESCRIPTION

The property comprises a terraced, two storey retail unit with a period facade.

### FLOOR AREAS

Ground Floor	
Sales :	34.7 m <sup>2</sup> (373 ft <sup>2</sup> )
Office/store:	12.4 m <sup>2</sup> (133 ft <sup>2</sup> )
First Floor	
Stores:	34.9 m <sup>2</sup> ( 376 ft <sup>2</sup> )
<b>Total:</b>	<b>82 m<sup>2</sup> (882 ft<sup>2</sup>)</b> plus WC and yard of 44 m <sup>2</sup> (474 ft <sup>2</sup> )

### LEASE

Available on a new FRI lease for a term by arrangement at a rent of £32,000 per annum exclusive – available from June 2024.

### EPC

Rating TBC

### VAT

We understand that VAT is not currently payable on the rent.

### BUSINESS RATES

The property has a 2023 Rateable Value of £24,250.

Rates payable for 2024/2025 tax year: £12,100 less 75% Retail, Hospitality and Leisure discount for this tax year subject to status (resulting in rates payable of approx £3,025).

For further information and viewing arrangements, contact Dan Collins on 01494 683643 or [dan@pmcd.co.uk](mailto:dan@pmcd.co.uk)

Or our joint agents, Curchod & Co - Alex Blown 07570 682196

[ablown@curchodandco.com](mailto:ablown@curchodandco.com) or Caeden Ellis 01252 710822 [cellis@curchodandco.com](mailto:cellis@curchodandco.com)

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### VIEWING

Strictly by appointment through the sole agents:

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