



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET **RETAIL/OFFICE PREMISES** *NEW LEASE*



**8 EAST STREET
FARNHAM
GU9 7RX**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Situated at the corner of Cambridge Place and East Street the premises enjoy prominent frontage with strong visual presence next to a number of independent retailers and close to the new Brightwells Yard retail and residential development.

Farnham is an affluent market town with a wide range of multiple retailers and independent boutiques along with restaurants and cafes etc.

DESCRIPTION: The premises comprise a self-contained retail/ office with the following net internal floor areas are:

Gross Frontage	4.70M (15ft 6)
Net Frontage	4.00M (13ft 2)
Internal Width	4.48M (14ft 8)
Shop Depth	5.21M (17ft)

RETAIL/OFFICE AREA 23.37 SQ M (252 SQ FT)

TERMS: Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £15,000 per annum exclusive.
The Rent is subject to VAT,

RATES: Rateable Value £8,100 payable @ 49.9p in the £ (2024/2025)
Small business rates relief should be available making the premises exempt from rates for qualifying occupiers.

EPC: C 67

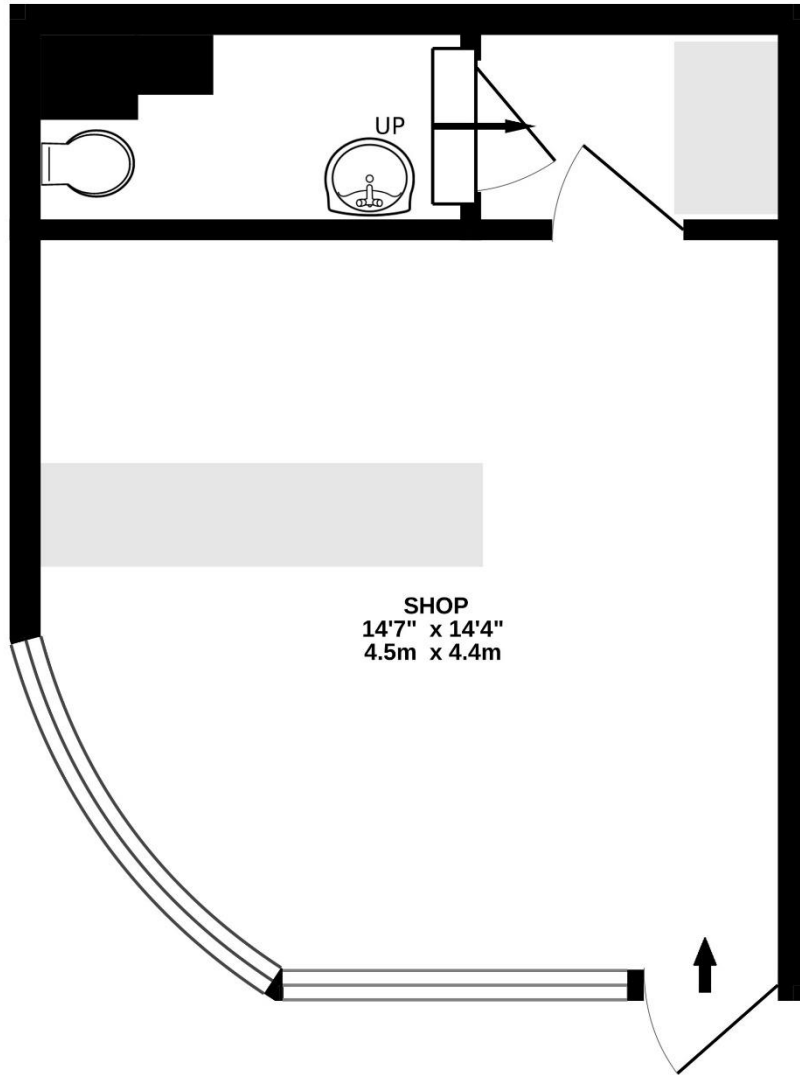
VIEWING: By appointment through Park Steele 01252 717979.

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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