

E (Commercial / Business / Service), Office, Retail

TO LET



114-115 West Street
Farnham, Surrey, GU9 7HL

Prime retail unit

2,283 sq ft
(212.10 sq m)

- Prominent trading location on West Street close to the award winning Lion & Lamb Yard entrance
- Nearby occupiers include Elphicks, Harris & Hoole, Holland & Barrett, Jigsaw, Mint Velvet, Specsavers, White Company and Waitrose
- Ancillary offices
- New lease available

Summary

Available Size	2,283 sq ft
Rent	£62,500 per annum
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 01.04.24 to 31.03.25 under the retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
EPC Rating	Upon enquiry

Accommodation

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

Name	sq ft	sq m
Ground - Retail	1,263	117.34
Ground - Rear offices/welfare facilities	1,020	94.76
Total	2,283	212.10

Description

The available accommodation comprises a ground floor retail unit in a prime town centre location which is due to be refurbished. The property benefits from open plan retail with ancillary offices and staff welfare facilities. The unit also benefits from a basement of approximately 198 sq ft.

Consideration would be given to splitting the rear of the property, further details on application.

Location

The property is situated on West Street, in close proximity to the award winning Lion & Lamb Yard shopping centre anchored by Waitrose.

Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities. The town has been ranked in the top ten best places to Live in the South East in the annual Sunday Times Best Places to Live guide. The town has some 34% of the population falling within Class A/B, more than 50% higher than the national average.

The unit is close to several town centre car parks and an extensive range of town centre facilities. Farnham is well-served by a network of major roads, providing easy access to surrounding towns and cities. The A31 is easily accessible which links directly to the A3 at Guildford and the Blackwater Valley route (A331) providing a direct dual carriageway access 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).

Terms

A new lease is available for a term to be agreed. The rent is quoted exclusive of business rates, building insurance, service charge and VAT (if applicable).

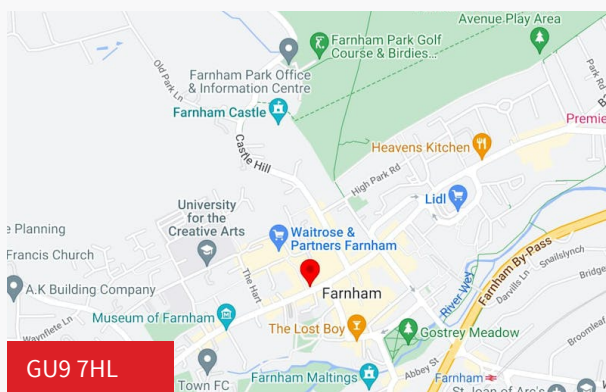
Legal Costs / VAT

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

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

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.



Viewing & Further Information

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