

Retail, Office, Restaurant

TO LET



CURCHOD&CO



1-3 East Street

Farnham, GU9 7SX

Main road frontage with
potential for a multitude of
uses

4,110 sq ft

(381.83 sq m)

- Suitable for a multitude of uses including retail, restaurant, office, medical etc
- 5 car spaces
- Nearby retailers include Carpetright, Majestic Wine and Parker Fine Art Auctions Limited
- New lease available

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,110 sq ft
Rent	£12.50 per sq ft exclusive of VAT which may be charged
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Location

The property is well located, fronting East Street being within a short distance of the Shepherd & Flock roundabout which links into the A31 from Guildford to Winchester and the A325 to Aldershot and Farnborough. The nearby A331 provides fast access to the M3 and the Blackwater Valley towns.

Both Farnham town centre and mainline railway station, with a direct link to London Waterloo, are easily accessible.

Description

The property comprises a two storey office block which has most recently been used as a retail outlet. The unit benefits from parking to the front and side with each floor providing open plan space having excellent natural light.

Terms

A new full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, building insurance, utilities and VAT (if applicable).

Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.



Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

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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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