

PRIME CLASS E OPPORTUNITY

FARNHAM

39 THE BOROUGH

Description

Farnham is a market town in Surrey, England, within the Borough of Waverley. The town is 36 miles (58 km) south-west of London in the extreme west of Surrey, adjacent to the border with Hampshire.

The subject property is located on a prominent position on the prime retail street. Nearby retailers include **Santander**, **Clarks**, **Nationwide**, **Barclays**, **Fat Face** and **Vinegar Hill**.

The property is Grade II listed and within the Farnham conservation area.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and basement floors providing the following approximate areas:

| | | |
|--------------|----------------------|-----------------------|
| Ground Floor | 1,905 sq. ft. | (176.98 sq. m) |
| Basement | 2,022 sq. ft. | (187.84 sq. m) |
| Total | 3,927 sq. ft. | (364.83 sq. m) |

Terms

The premises are available by way of a new lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£77,500

per annum exclusive.

Subject to Contract



Business Rates

The premises are to be re-assessed.

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

An EPC is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Timing

The premises are available from September 2026.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or our joint agent, **Curchod & Co**, 01252 710822.

