



33 THE BOROUGH, FARNHAM, GU9 7NJ

LEISURE / RETAIL TO LET
2,150 SQ FT (199.74 SQ M)



Summary

RETAIL/LEISURE TO LET

Available Size	2,150 sq ft
Rent	£65,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry



Location



**33 The Borough, Farnham,
GU9 7NJ**

The subject property occupies a prominent position on the prime retail street in this market town. Nearby occupiers include Vinegar Hill, Gail's Bakery, White Stuff, Between The Lines and Blue Bear Bookshop.



Further Details

Description

The property is an attractive Grade II Listed Building within the Farnham conservation area. Planning has been obtained for conversion of the existing first floor to two residential flats. The ground floor will be reconfigured to provide ground floor sales and ancillary accommodation. The layout provides for rear access and external bin store area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,150	199.74
Total	2,150	199.74

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Service Charge

A service charge will be applicable, further details on request.



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214662

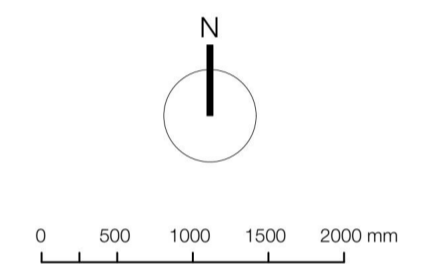
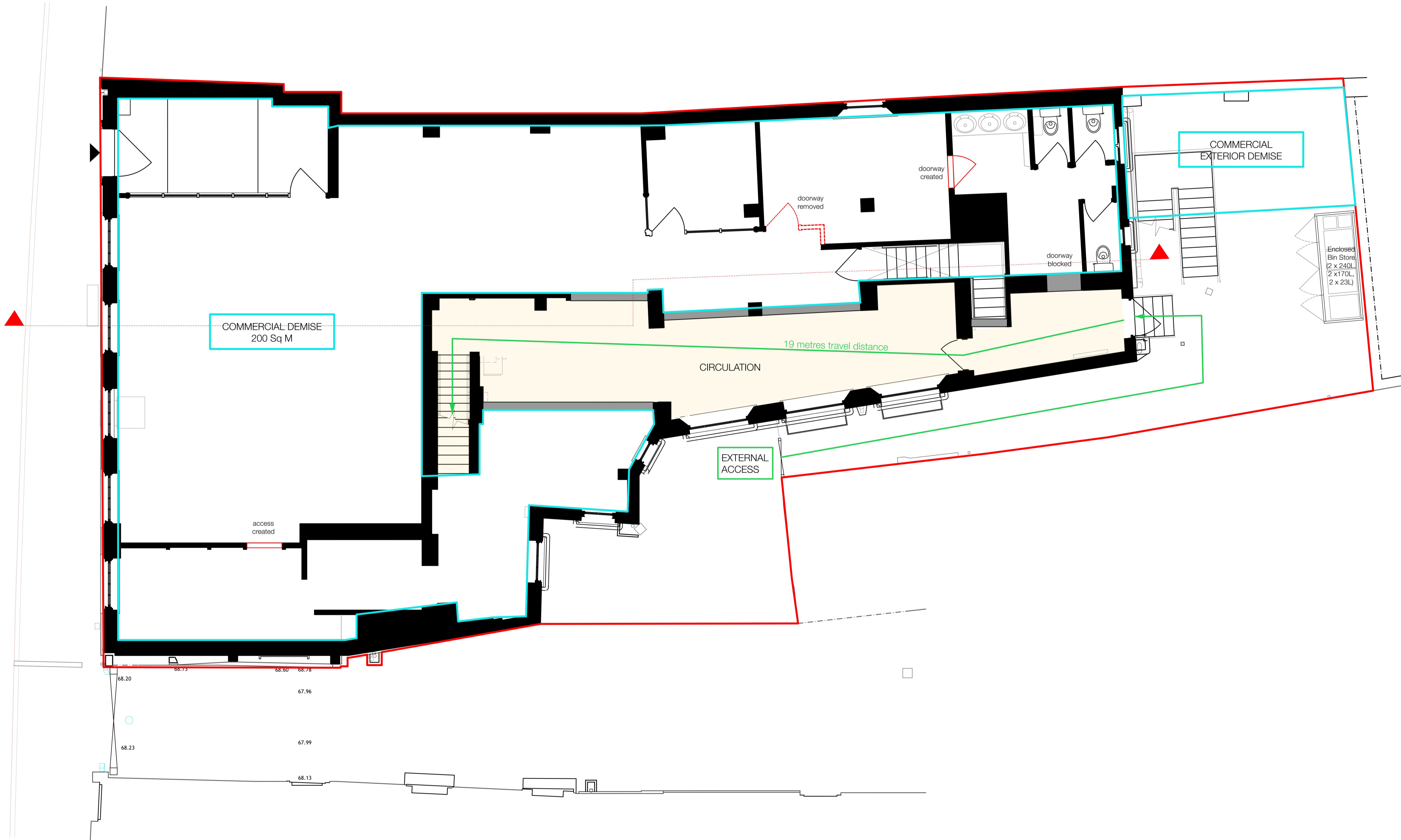


**Vail
Williams**

[View on our website](#)

Notes: Do Not Scale
 Check all dimensions on site
 © Dunthorne Parker Architects

- KEY
- SITE BOUNDARY
 - ACCESS ROUTE



No	Date	By	Revision
B	13/06/2023	MK	Revised Bin Store
A	18/04/2023	MK	Revised Bin Store

Project
 33 The Borough, Farnham

Drawing
 Proposed Ground Floor Plan

Job 1446 **Dwg No.** 1446_211B

Scale 1:50@A1 **By** HN **First Issue** 01/02/2023



Dunthorne Parker Architects

Call us 0207 258 0411
 Email contact@dunthorneparker.co.uk
 Lock www.dunthorneparkerarchitects.co.uk
 Find us Suite 63 | The Hop Exchange | 24 Southwark Street | London | SE1 1TY

1 Proposed Ground Floor Plan
 Scale: 1:50