



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FREEHOLD MIXED USE INVESTMENT LANDMARK BUILDING **FOR SALE**



**NORTH BARN
LION & LAMB WAY
FARNHAM
GU9 7PY**

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 quoted are net of VAT.

LOCATION: Farnham is an affluent and prosperous Surrey market town located on the border with Hampshire.

There is an eclectic mix of shopping in the town including a range of multiples and independent boutiques along with Sainsbury's, Waitrose and Lidl supermarkets.

There are a number of highly regarded state and independent schools in the area including the University for the Creative Yards about 150 yards from the subject property. There are churches of most denominations. The town has its own mainline service providing a fast and regular service to London Waterloo.

The A31 town by pass provides fast connections with the A3 and A331 with the national motorway network beyond.

DESCRIPTION: The property comprises a two storey detached character building of traditional construction with brick elevations under pitched and tile covered roof. The accommodation includes a Lower Ground Floor Restaurant with Rear Ground Floor and First Floor Leisure along with self-contained First Floor Flat at rear of first floor.

Ground Floor Retail/Restaurant	118.20 SQ M (1,272 SQ FT)
Rear Ground Floor/First Floor Leisure	205.40 SQ M (2,211 SQ FT)

**First Floor Flat with Independent Entrance Comprising
(Known as 7 Arundell Place, Farnham)**

Three Bedrooms, Sitting Room, Kitchen, Bathroom, Cloakroom

AMENITIES:

- * Prominent and Well Located in Affluent Market Town
- * Opposite Waitrose Supermarket and Public Car Park
- * Three Self-Contained Fully Let Demises

TENURE: Freehold, subject to the current tenancies.

North Barn Shop, let to One Stop Ltd t/a North Barn Bistro, Italian bistro by way of an effective Full Repairing and Insuring Lease for a Term of ten years from 5 January 2023 at the initial rent of £16,000 per annum exclusive, subject to five year upward only RPI Review. There is a Tenant only break option at the end of the fifth year upon service of six months prior written notice. Six months Rental Deposit held throughout the Term.

North Barn Rear of Ground and First Floor let to Latitude Sports and Entertainment Ltd by way of an effective Full Repairing and Insuring Lease for a Term of ten years from 3 December 2023 at the initial Rent of £32,000 per annum exclusive, subject to upward only RPI Rent Reviews at the end of every third year. There is a Tenant only Break at the end of the fifth year subject to service of six months prior written notice. Three months Rental Deposit plus Directors Personal Guarantees

First Floor Flat let on Assured Shorthold Tenancy at £1,600 per month ie £19,200 per annum

Total Income £67,200 per annum exclusive

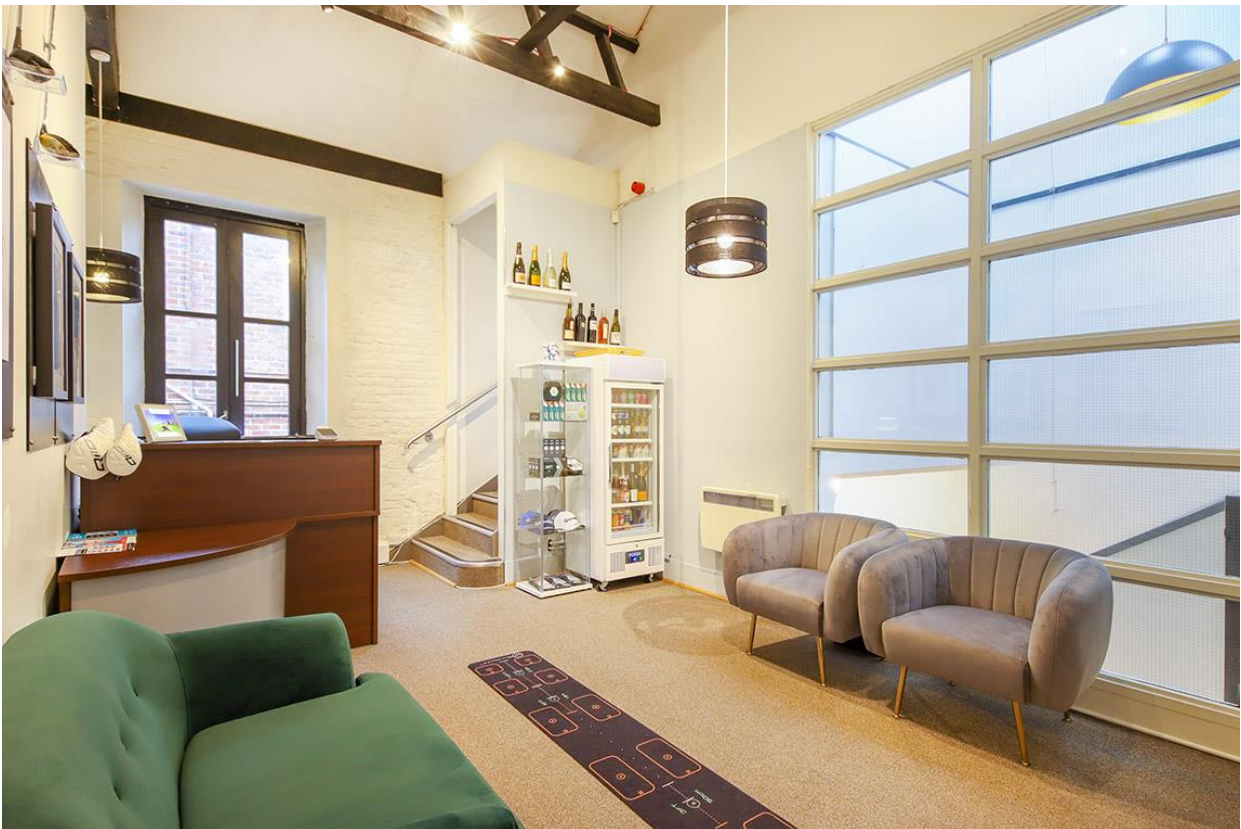
PRICE: Offers in the region of £900,000 Freehold.
The property is elected for VAT.

RATES: Retail Rateable Value £15,500 payable at 49.9p in the £ (2023/2024)
Leisure Rateable Value £22,250 payable at 49.9p in the £ (2023/2024)
Flat Council Tax - D

EPC: Shop /Restaurant D78
Leisure D83
Flat D 58

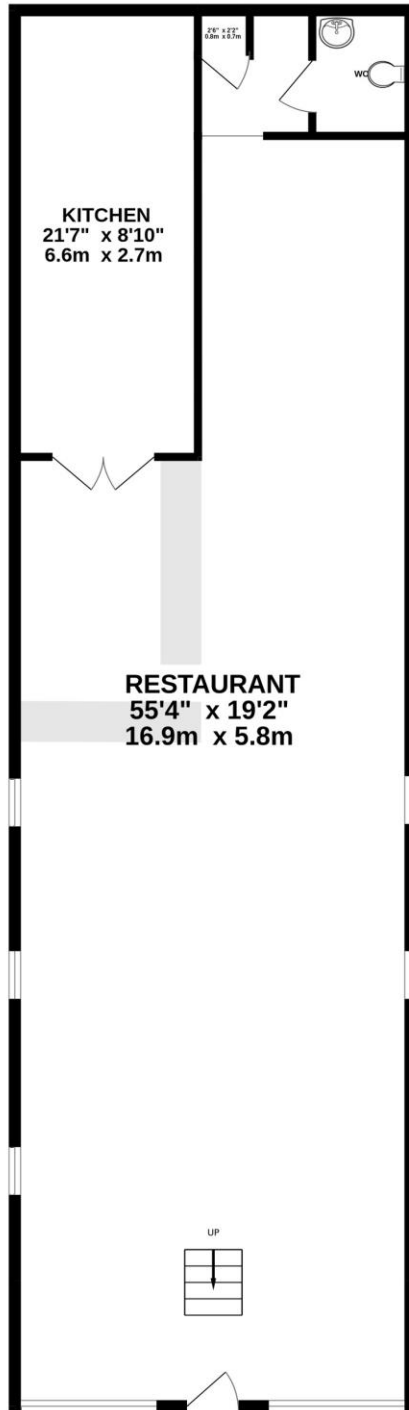
VIEWING: By appointment through sole agents **Park Steele 01252 717979**

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.



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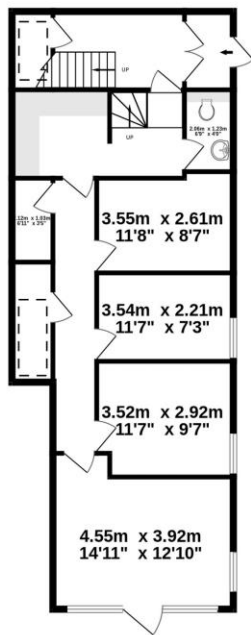


GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.

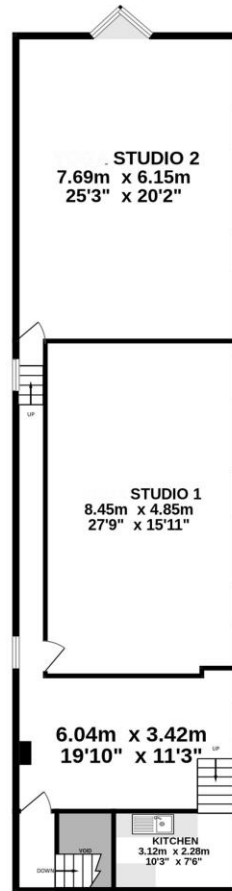


TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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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GROUND FLOOR
70.8 sq.m. (762 sq.ft.) approx.

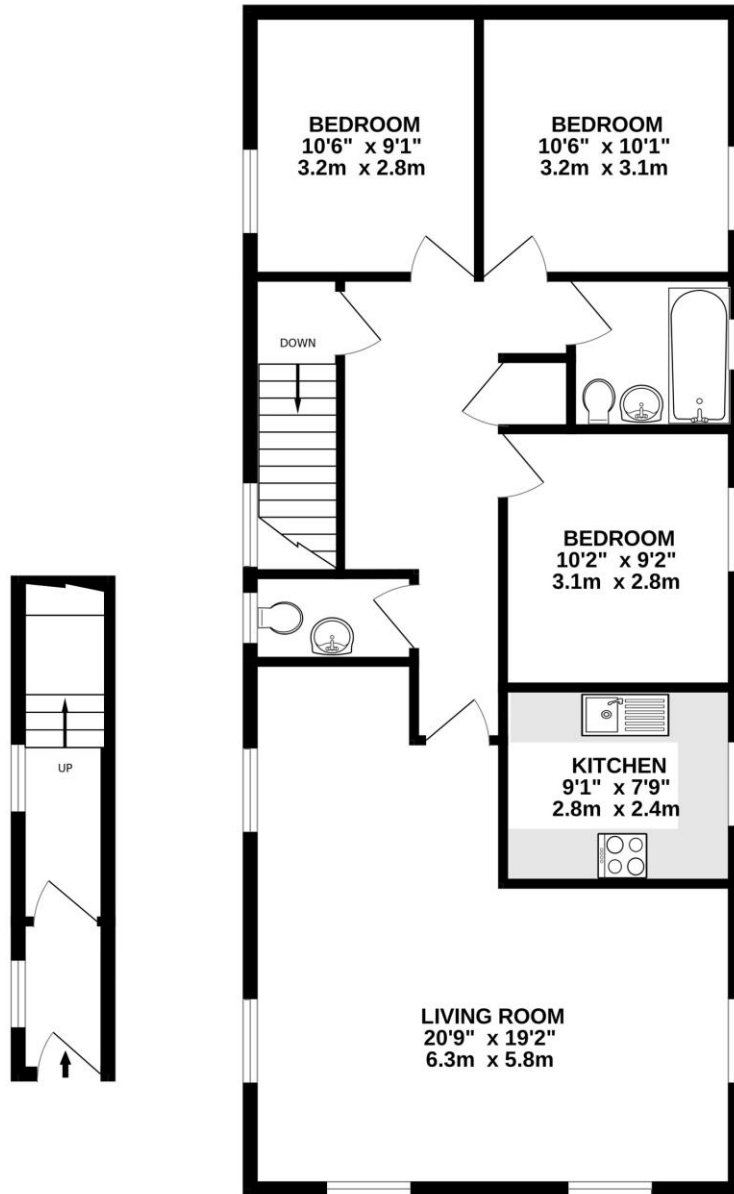


1ST FLOOR
134.6 sq.m. (1449 sq.ft.) approx.



TOTAL FLOOR AREA : 205.4 sq.m. (2211 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements 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. Prepared by Steele Property Marketing Services
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GROUND FLOOR
72 sq.ft. (6.7 sq.m.) approx.

1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.

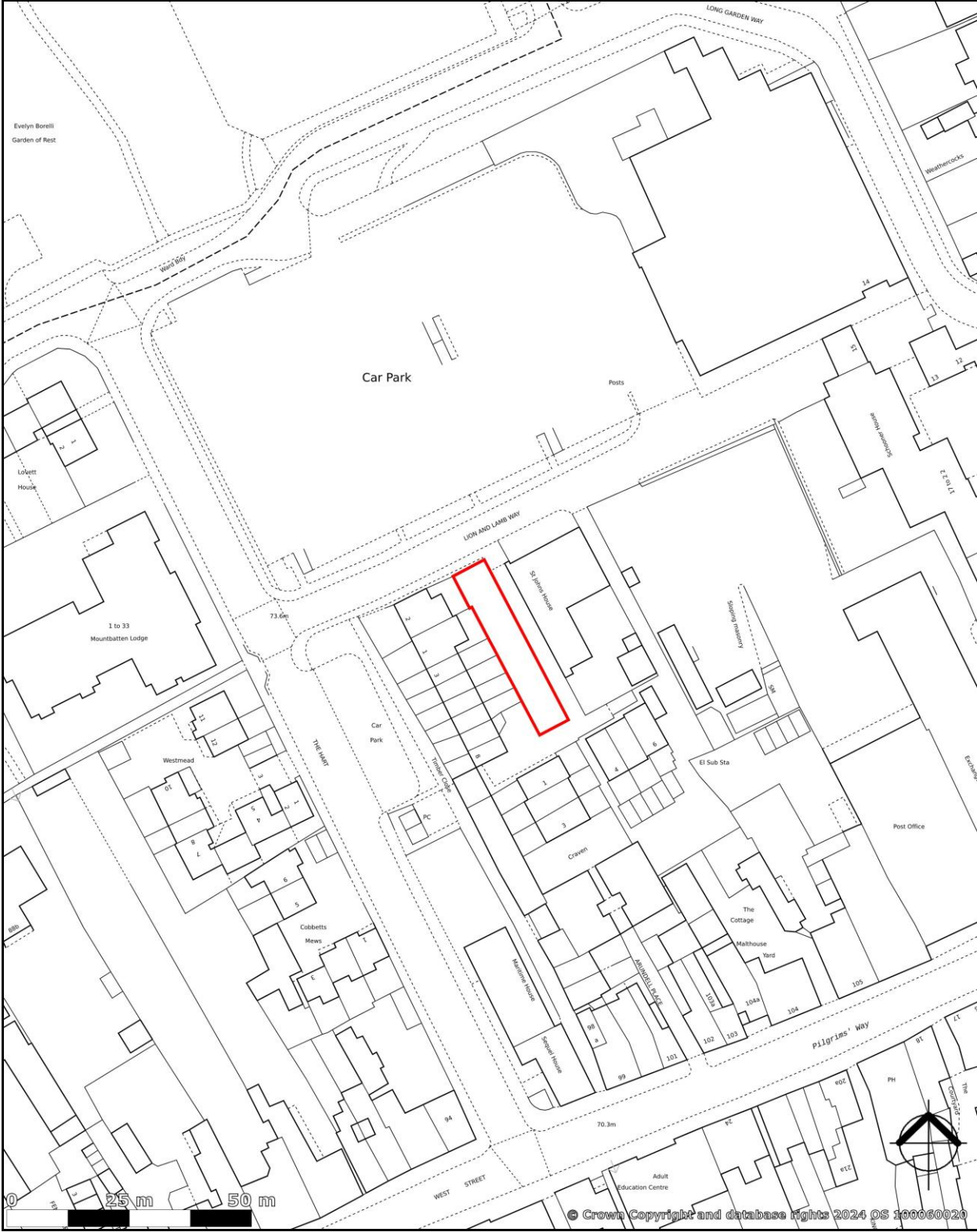
TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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North Barn, Lion & Lamb Way, Farnham

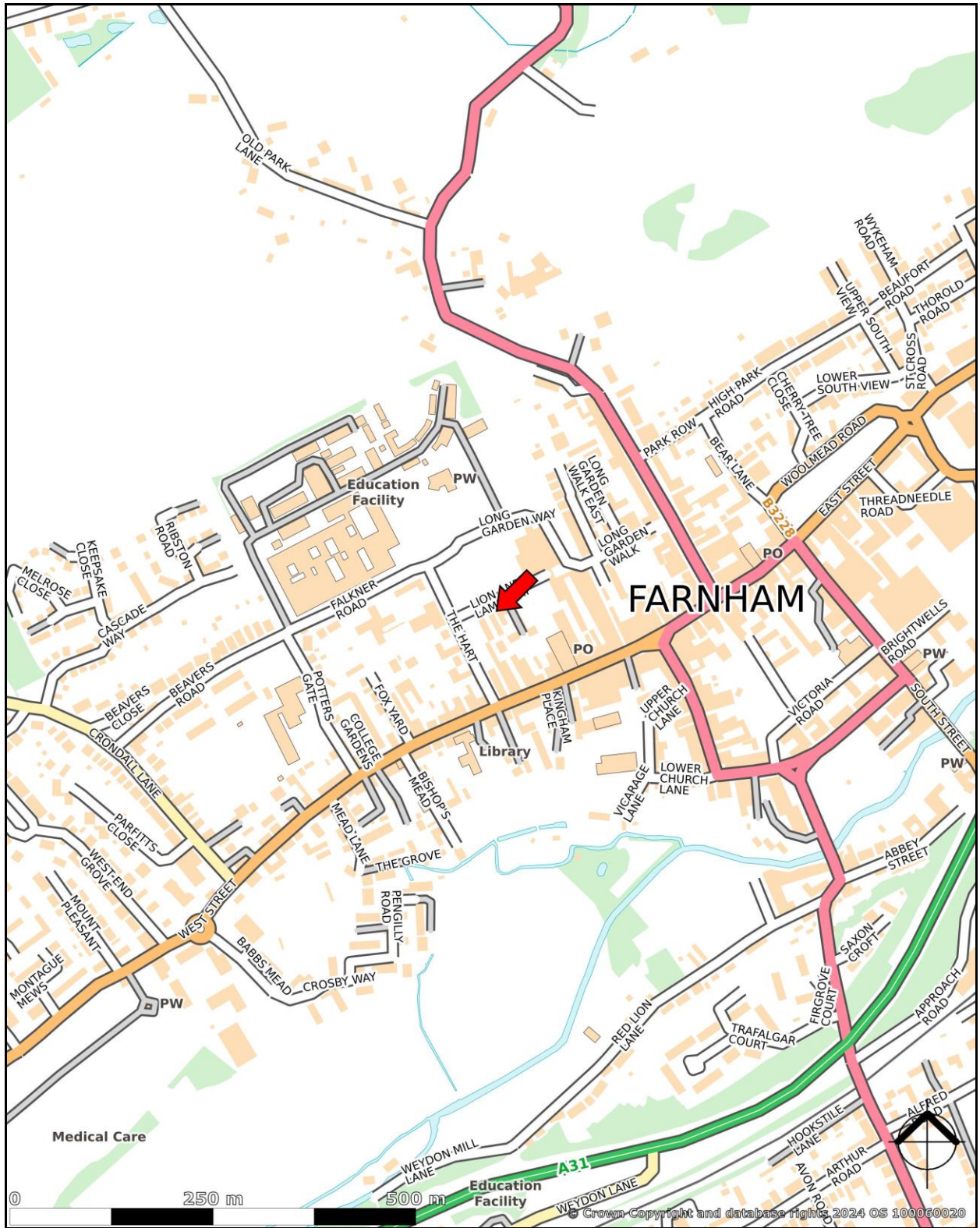


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