



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## FOR SALE

**CLASS E USER INVESTMENT  
WOULD SUIT PRIVATE PENSION  
PURCHASE**



**55 ST JOHNS STREET  
FARNCOMBE  
GODALMING  
GU7 3EH**

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 quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

**LOCATION:** The property is located on the western side of St Johns Street in the centre of Farncombe with nearby retailers including a number of independents along with a Co-operative Convenience Store and a Euronics white goods shop. The village has its own railway station on the Portsmouth to London Waterloo line.

There is a wider range of shopping, social and recreational facilities at Godalming, where there is also a mainline station

**DESCRIPTION:** The property comprises self-contained ground floor retail/office accommodation being part of a three storey mid-terrace building of traditional construction. Internally, the accommodation is mainly open plan offices with a private meeting room created with partially glazed demountable partitioning although this could be removed to create a single open plan area. There is a kitchen/staff area and WC to the rear. The net internal floor areas are:

|                |        |          |
|----------------|--------|----------|
| Gross Frontage | 4.8 M  | (15'7")  |
| Net Frontage   | 4.41 M | (14'47") |

**GROUND FLOOR AREA 49.51 SQ M (529 SQ FT)**

**AMENITIES:**

- \* Front and Rear Access
- \* Self-Contained
- \* On Site Parking for One Car

**TERMS:** The Long Ground Leasehold interest is for sale being for a Term of 125 years from 1 January 1966 at the Ground Rent of £100per annum and subject to the occupational tenancy noted below.

**PRICE:** Offers in the region of £125,00 for the Long Leasehold interest. The property is elected for VAT and accordingly this will be applicable to the price.

**TENANCY:** The premises are let to Chillman Business Services Ltd by way of a Full Repairing and Insuring Lease for a Term of ten years from 1 August 2019 at the passing Rent of £10,000 per annum, subject to upward only review after five years.

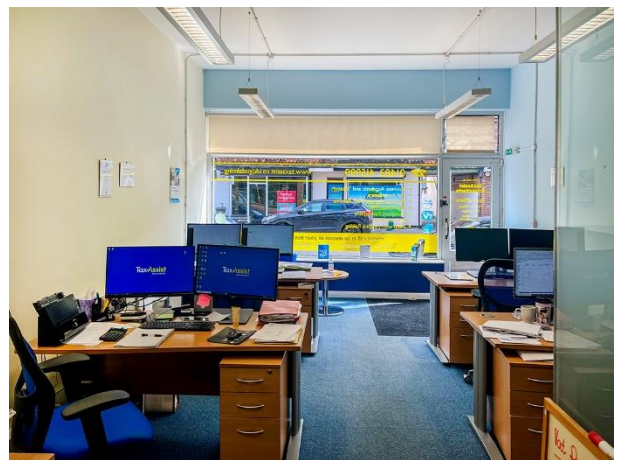
The premises are elected for VAT and accordingly this will be applicable to the Rent or Sale Price

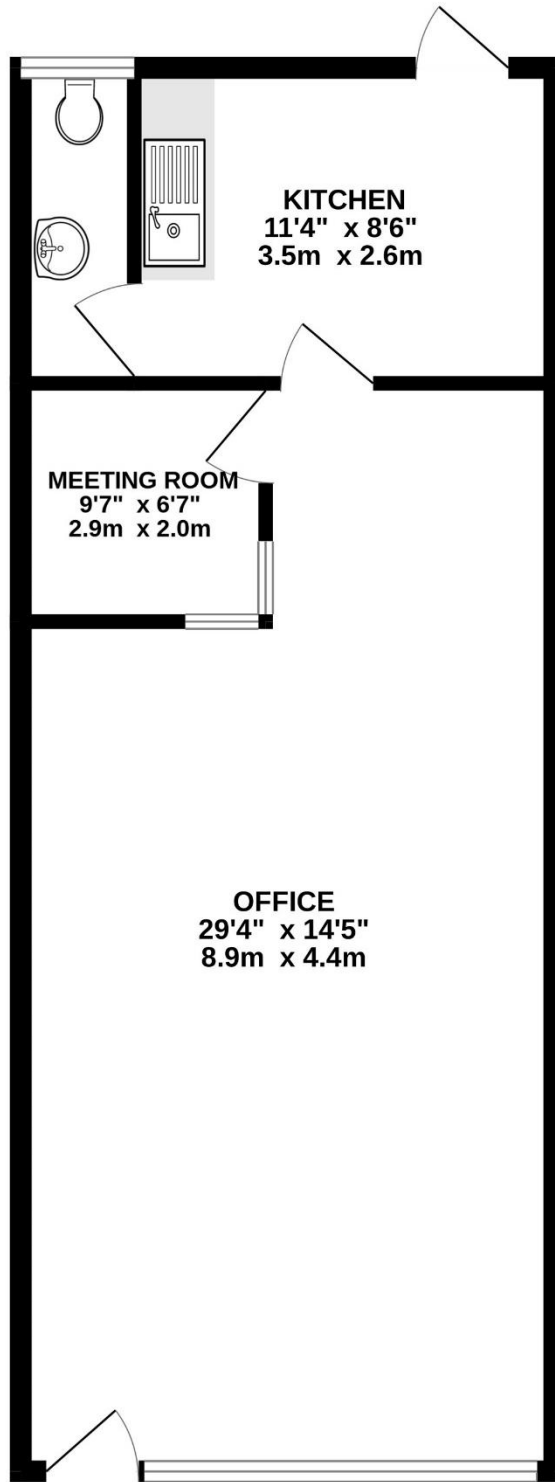
**EPC:** To Be Advised

**RATES:** Rateable Value £10,000 payable @ 49.9p in the £ (2024/2025)

**VIEWING:** By appointment through sole agent **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.





GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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.  
Made with Metropix ©2024

[WWW.PARKSTEELE.COM](http://WWW.PARKSTEELE.COM)