



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## TO LET

### CLASS E RETAIL PREMISES

*Would Also Suit  
Office, Studio, Leisure Occupiers*



**THE CELLAR  
HOGS BACK FARM BUSINESS PARK  
TONGHAM  
FARNHAM  
GU10 1DE**

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.

**LOCATION:** Hogs Farm Business Park is located in the centre of Tongham with easy access to the A31 Hogs Back, which connects with the M3 to the north and the A3 to the east with the M25 beyond.

There is easy access to both Farnham and Guildford each with mainline stations serving London Waterloo.

The estate has evolved to become a destination location for shopping and eating with butchers/delicatessen, brewery sales and café etc.

**DESCRIPTION:** The property has just been refurbished to provide bright open plan self contained Retail/Studio space, located directly overlooking the estate entrance and with clear visibility from the main road. The gross internal floor area comprises:

<b>GROUND FLOOR</b>	<b>65.70 SQ M</b>	<b>(707 SQ FT)</b>
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**AMENITIES:**

- \* Newly Refurbished
- \* Male and Female WC Facilities with Disabled WC
- \* On Site Parking

**TERMS:** Available to let by way of a new full repairing and Insuring Lease for a term to be agreed.

**RENT:** £12,500 per annum exclusive

The property is elected for VAT. Accordingly, the Rent will be subject to VAT

**SERVICE CHARGE:** A charge of £250/quarter will be levied as a contribution towards the maintenance and cleaning of the WCs and building along with Building Insurance Premium. Estate charge to be confirmed.

**RATES:** Rateable Value To be Assessed. Payable @ 49.9p in the £ (2024/2025)  
*Some Small Business Rates Relief should be available reducing the sum payable for qualifying occupiers.*

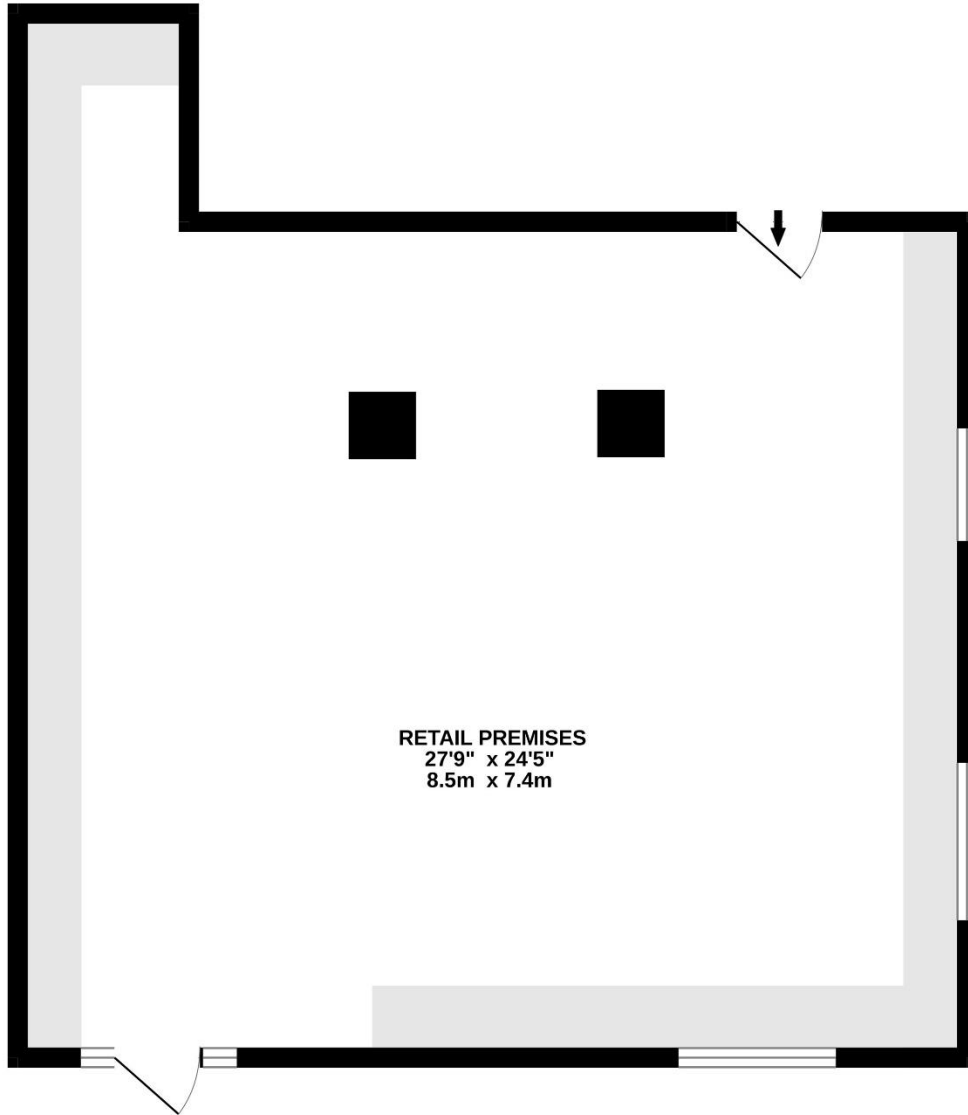
**EPC:** To Be Assessed

**VIEWING:** By appointment through **Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

**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.





**RETAIL PREMISES**  
27'9" x 24'5"  
8.5m x 7.4m

**GROUND FLOOR**  
707 sq.ft. (65.7 sq.m.) approx.

TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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