

## RETAIL UNIT TO LET

**6-8 SOUTH STREET  
FARNHAM GU9 7RP**

### LOCATION

The premises are located in a prominent position on South Street close to its junction with The Borough. The property benefits from being in close proximity to The Woolmead Development (Berkley Homes) and The Brightwells Development (Crest Nicholson). Operators in close proximity include **Sainsbury's, Barclays, Clinton Cards, WH Smith** and **Headmasters**.

### ACCOMMODATION

The subject property is a ground floor lock up shop, which has recently undergone extensive refurbishment works. The property offers the following approximate areas:

Ground Floor 740 sq/ft

### RENT

£31,000 per annum exclusive.

### LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

### USE

The premises has an A1 planning use.

### LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.



### RATES

Rateable Value (2018/2019) £25,000

Rates Payable (2018/2019) £12,325 p/a

Interested parties are advised to make their own enquiries with the relevant Local Authority.

### EPC

Available on request.

### VIEWING

Viewings to be arranged through joint agents:

Blanchflower Lloyd Baxter:

George Froud: [groud@blb.uk.com](mailto:groud@blb.uk.com)

Tel: 0207 079 1200

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 0207 491 8249

Mbl: 07900 217 624

And Curchod & Co: 01252 710 822

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

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