

TO LET



40 THE BOROUGH, FARNHAM, SURREY GU9 7NW

Commercial Unit to Let

1,976 sq ft (183.58 sqm) approx.

**Michael
Rogers**

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RENT | £39,500 PER ANNUM EXCLUSIVE

LOCATION

The property is located in the highly regarded Surrey market town of Farnham, which is noted for its fine Georgian architecture and street scenes. The town offers a choice of independent boutiques and national retailers with a range of interesting cafes and coffee shops etc.

Immediate local occupiers include Boots, Jigsaw, Between the Lines, Fat Face, Clarks, Magnet, Mint Velvet, JoJo Maman Bebe to name a few.

DESCRIPTION

The building is listed Grade II* and dates from the late sixteenth century. The property is arranged over basement, ground and two upper floors.

The property has undergone refurbishment both internally and externally, with the unique finishes making it ready for a tenants specific fit-out.

AMENITIES

- Comfort cooling & heating
- Fitted kitchen
- WC
- Side access.

ACCOMMODATION

Floor	SQ FT	SQ M
Ground retail	625	58.06
Ground storage	183	17.00
First retail	248	23.04
First storage	335	31.12
Second ancillary	585	54.35
TOTAL	1,976	183.57



TERMS

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

BUSINESS RATES

The unit has a Rateable Value of £28,750, which gives rates payable of £10,982.50. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

Upon application.

VAT

The property is not VAT elected.

ANTI MONEY LAUNDERING

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