

**40 The Borough
Farnham
Surrey
GU9 7NW**



2,523 Sq. ft (234.39 Sq. m) approx.

**RESIDENTIAL/COMMERCIAL BUILDING
FOR SALE**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

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.

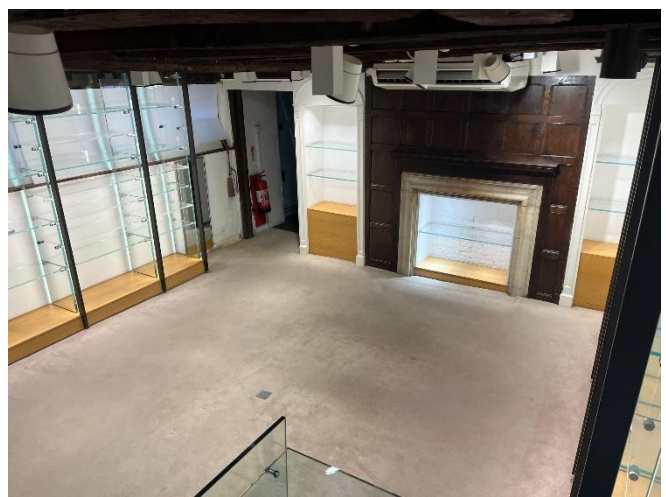
Immediate local occupiers include Boots, White Stuff, Between the Lines, Clarks, Timpson, JoJo Maman Bebe to name a few.

Description:

The building dates from the late sixteenth century. The commercial building is arranged over basement, ground and two upper floors.

The property benefits from very unique finishes, comfort cooling and heating, kitchen, WCs and side access.

Extensive fixtures and fittings can be made available.



The self-contained residential building is arranged over ground and first floors.

The ground floor consists of a bathroom, kitchen and dining area. On the first floor there is a large living area and a bedroom.

Accommodation:

Commercial.

FLOOR	SQ FT	SQ M
Ground Retail	513	47.69
Ground storage	229	21.26
First retail	162	15.04
First storage	417	38.71
Second ancillary	174	16.15
Second storage	367	34.08
Total	1,862	172.93

Residential.

FLOOR	SQ FT	SQ M
Ground	263	24.44
First	398	37.02
Total	661	61.46

Terms:

The building is available freehold with vacant possession.

Price:

Offers in the region of £950,000.



Business Rates:

The unit has a rateable value of £26,750, which gives rates payable of £13,350. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

Council Tax Band:

C

Energy Performance Certificate:

Upon application.

VAT:

The property is not VAT elected.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

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Subject to Contract

May 2025

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