



3 Town Hall Buildings, The Borough

Farnham, GU9 7ND

Prime Town Centre Retail Premises

1,269 sq ft
(117.89 sq m)

- Prime trading location
- Landmark Grade II Listed Building
- Excellent EPC rating - B
- Air conditioning
- Adjoining Nationwide, Vinegar Hill and The Borough Beer House
- In close proximity to Boots Opticians, WHSmith, Vodafone and Toni & Guy

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Summary

Available Size	1,269 sq ft
Rent	POA - Subject to Contract & exclusive of VAT
Rates Payable	£19,336.25 per annum
Rateable Value	£38,750
EPC Rating	B (31)

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

	sq ft	sq m
Ground	739	68.66
Basement	530	49.24
Total	1,269	117.90

Description

The property is a Grade II listed building spanning over ground and basement levels, featuring period architectural details that reflect Farnham’s rich heritage.

The ground floor features an open-plan retail space with air conditioning and tiled flooring. The basement has been converted into additional retail space, with additional ancillary storage.

The property also benefits from rear pedestrian access and a forecourt area, which may offer potential for additional use –further details available upon request.

Location

Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities. The town has been ranked in the top ten best places to Live in the South East in the annual Sunday Times Best Places to Live guide. The town has some 34% of the population falling within Class A/B, more than 50% higher than the national average.

The property is situated on the prime retail stretch, located on The Borough close to the junction with Castle Street. Farnham is well-served by a network of major roads, providing easy access to surrounding towns and cities. The A31 is easily accessible which links directly to the A3 at Guildford and the Blackwater Valley route (A331) providing a direct dual carriageway access to Junction 4 of the M3 at Frimley.

Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates and utilities.

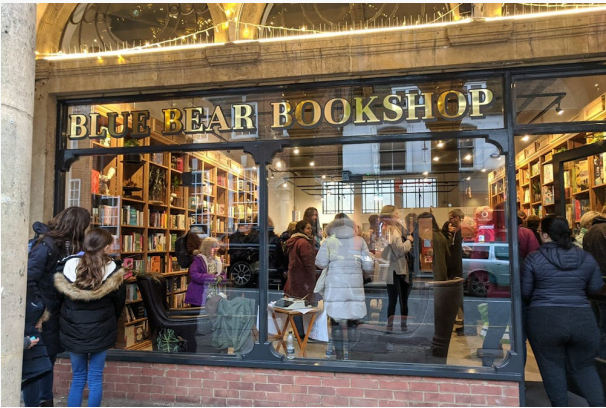
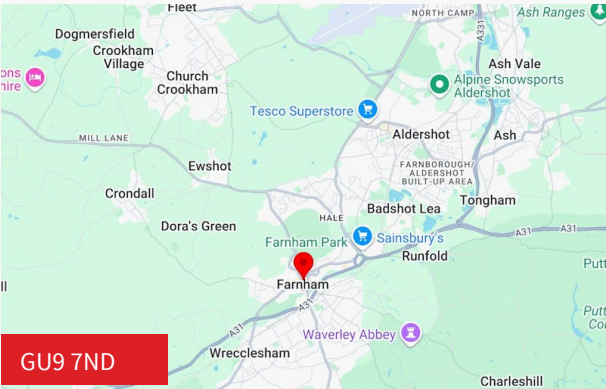
Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Video



Viewing & Further Information

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

Nick Reeve
01252 710822 | 07766 233878
nreeve@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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