

PROPERTY DETAILS

**RETAIL / CLASS E BUILDING
TO LET**

Location: FARNHAM / SURREY

Property: 1 Borelli Yard GU9 7NU

Size: 439 Sq Ft (40.86 Sq M)



- **Town Centre Retail**
- **Period Character Building**
- **Charming Pedestrian Retail Passage**
- **Suitable for Various Class E Commercial Uses**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

Farnham Town Centre

A331 Trunk Road: 0.3 miles

Farnham Mainline Train Station: 0.4 miles

Description

Exceptional opportunity for a variety of businesses in the heart of the town, adjacent to one of Farnham's most established wine bars. The property is a versatile period unit over two floors. Prominently located in the renowned Borelli Yard, it is just set back from The Borough – Farnham's prime retail pitch.

Floor Areas

The property has a gross internal area of 581 Sq Ft. It has been measured in accordance with RICS property measurement 2nd edition and has an IPMS 3 area of 439 sq ft.

	Sq M	Sq Ft
Ground Floor	21.50	231
First Floor	19.36	208
Total	40.86	439
Limited use	(4.18)	(45)

Rent

£16,000 per annum excl.

Estate Charge and Outgoings

There is an estate charge of £975 per annum.

All utilities are the responsibility of the tenant.

Lease

A new FRI lease is available on terms to be agreed excl Sections 24-28 of the Landlord and Tenant Act 1954.

Business Rates

No business rates are payable by small businesses.

Viewing

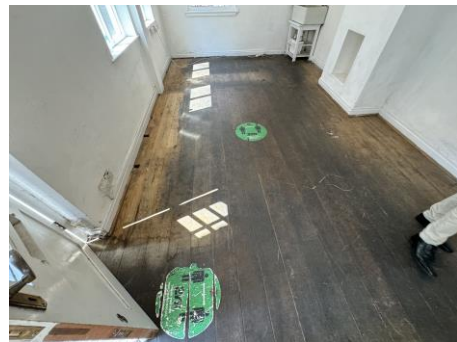
Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

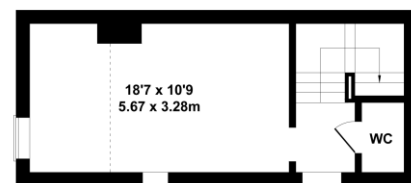
Costs

All legal costs to be borne by the ingoing tenant.

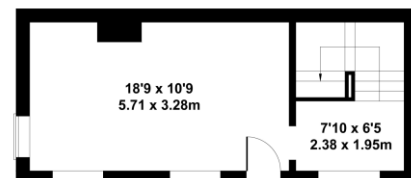


1 Borelli Yard, Farnham

Approximate Gross Internal Area
581 sq ft - 54 sq m



FIRST FLOOR



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **AML:** ID checks are made for all successful purchasers and tenants where legislation requires us to do so. **EPC:** C 67 **Published:** 09/2024 Photographs June 2024.