

PRELIMINARY PROPERTY DETAILS

**BUSINESS UNIT
FOR SALE**

Location:	FARNHAM, SURREY
Property:	13 Farnham Business Centre, Dogflud Way, GU9 7UP
Size:	1,423 Sq Ft (132.2 Sq M)



- **Town Centre Location**
- **Fully lined and insulated**
- **Superb versatile office / store / light industrial business unit**
- **On site car parking**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary,
1 Waverley Lane
Farnham
Surrey GU10 4RG
www.traynorryan.co.uk



Location

Farnham Market Town Centre

A31 Dual carriageway: 0.5 mile

Farnham Mainline Rail Station: 0.5 mile

Description

Terrace B1 / B8 business unit. 3 car spaces including the loading area. The estate is adjacent to The Riverside short and long term contract parking area.

Floor Areas

Gross Internal Floor Area:

	Sq ft	Sq m
Ground Floor	775	72.01
Mezzanine Floor	648	60.22
TOTAL	1423	132.23

Price

£175,000 exclusive of VAT.

Tenure

Head lease of 99 years from 15 April 1996 (71 years unexpired) Ground rent at 36.1% of open market rental value of the unit. Rent payable £ 5297.20 pa subject to review 15th April 2026.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £9,300.

No rates are payable by small businesses.

Viewing

Strictly by appointment through sole agents. Contact Warren Traynor.

Costs

Each party to bear their own costs



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