

PROPERTY DETAILS

SHOP
TO LET

Location:	FARNHAM, SURREY
Property:	61 Badshot Lea Road, GU9 9LP
Size:	790 Sq Ft (73.3 Sq M)



- Village Location
- Large shop suitable for a variety of uses
- Rear access

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

Farnham town centre: 2 miles

Aldershot town centre: 2 miles

Mainline Rail Stations: 2 miles

Description

The mid terrace property provides a deep ground floor lock up shop, together with self contained wc and potential for kitchen facilities.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has a net internal floor area totalling 789 sq ft comprising:

Internal width : 25'9" (7.86 m)

Built Depth : 50'0" (15.26 m)

Sales area : 435 sq ft (40.44 sq m)

Ancillary Area : 354 sq ft (32.88 sq m)

Rent

£10,000 per annum exclusive of all other outgoings (and VAT if applicable)

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, cleaning, maintenance and refuse charges etc. may be chargeable by way of service charge.

Lease

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

Business Rates

No rates are payable.

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £6,700

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



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. **EPC:** in progress. **Published:** 06 / 20.