

PROPERTY DETAILS

**RETAIL / CLASS E
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 a variety of Class E users**

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 been measured in accordance with RICS property measurement 2nd edition and has an IPMS 3 area of 439 sq ft.

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

Rent

£15,000 per annum excl.

Outgoings

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

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Costs

All legal costs to be borne by the ingoing tenant.

