

PROPERTY DETAILS

RETAIL / CLASS E
FREEHOLD FOR SALE (MAY LET)

Location:	FARNHAM, SURREY
Property:	21 DOWNING STREET, GU9 7PB
Size:	547 Sq Ft (50.85 Sq M)



- Exceptionally Rare Freehold Opportunity
- Town Centre Retail / Office
- Strong Location
- Rear Courtyard
- Affordable Lot Size

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

Prominently situated in affluent Downing Street in Farnham town centre.

A31 Trunk Road: **0.4 miles**

Farnham Mainline Train Station: **0.5 miles**

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Description

Mid terraced period retail unit over 2 floors. The shop is currently let to COOK Kitchen. The shop will be available with vacant possession from January 2024.

Costs

Each party to bear their own costs.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 6th edition and has a net internal floor area totalling 547 sq ft .

		<i>Sq M</i>	<i>Sq Ft</i>
Ground:	Retail / Office	20.2	218
	Ancillary	8.1	87
First:	Retail / Office	22.5	242
	Total	50.9	547

Price & Rent

Guide price **£250,000** for the freehold interest.

Rental enquiries welcome.

Outgoings

All utilities are the responsibility of the tenant.

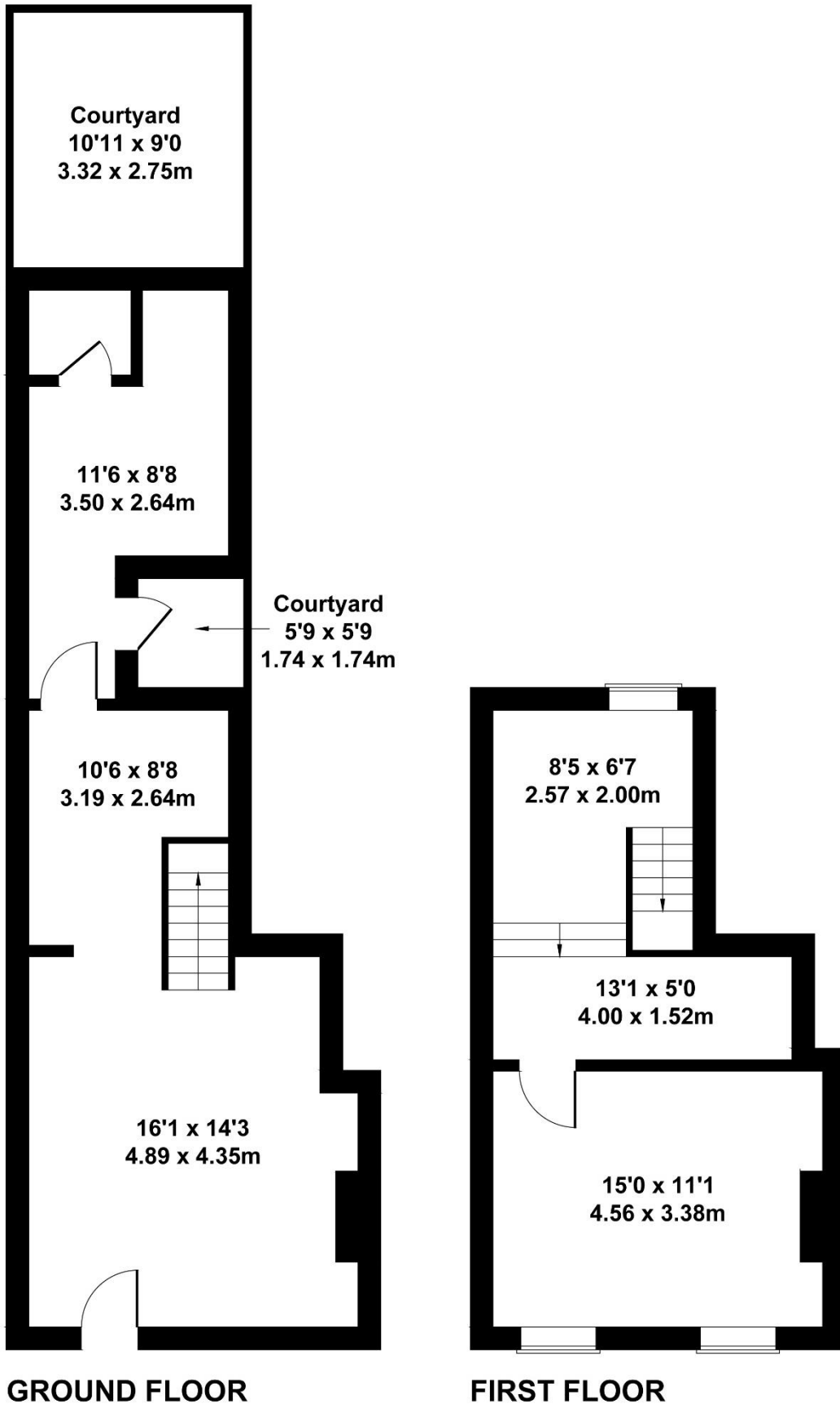
Business Rates

Rateable Value £12,750. Small businesses will receive rate relief.



Anti Money Laundering: We undertake ID checks for all successful purchasers and tenants where legislation requires us to do so. **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:** C54. **Published:** 10/23

Floor Plan



Not to Scale. Produced by The Plan Portal 2023
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