

PROPERTY DETAILS

**COMMERCIAL BUILDING  
DEVELOPMENT OPPORTUNITY  
FOR SALE (MAY LET)**

Location:	FARNHAM, SURREY
Property:	11 South Street GU9 7QX
Size:	6,237 Sq Ft (579.4 Sq M)



- **Prominent Town Centre Building**
- **Roadside Position**
- **Residential Development Opportunity STP**
- **Office Use Established, Class E Alternatives**
- **Original Period Features, Rear Courtyard Garden**
- **Opposite Supermarket & Town Centre Car Park**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
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## Location

Directly opposite Sainsbury's supermarket and car park, the property sits on one of Farnham's busiest thoroughfares in the conservation area of the town Centre.

A31 Trunk Road: 0.2 miles

Farnham Mainline Train Station: 0.3 miles

## Description

This very attractive trophy 3 storey building with a cellar provides ample space for a residential scheme in a high value location, or is suitable for office, retail, medical, day nurseries and restaurants with alterations.

There is a rear courtyard and the entire site measures 0.09 acres.

## Floor Areas

The property has been measured to have the following existing floor areas:

	Sq M	Sq Ft
<b>GIA:</b>	579.41	6,237
<b>NIA:</b>	425.55	4,581
<b>IPMS 3 Limited Use:</b>	85.02	918
<b>Total IPMS 3:</b>	510.58	5,498

## Freehold Price / Rent

**FREEHOLD GUIDE £750,000** excl.

Rent £50,000 per annum exclusive of all other outgoing (and VAT if applicable)

## Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £38,000

The UBR (2020/2021) is 0.499.

Normal rates payments = RV x UBR.

## Viewing

The property is OCCUPIED and viewings are strictly by appointment through sole agents.

**SOLD WITH VACANT POSSESSION. Lease expires 30<sup>th</sup> April 2022.**

Contact Oscar Traynor 01252 794144

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## Costs

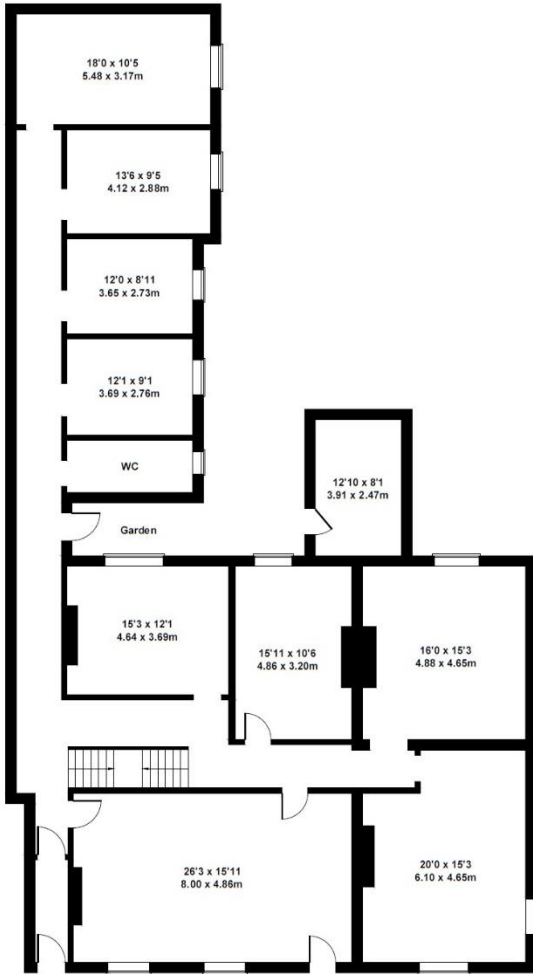
Each party to bear their own costs.



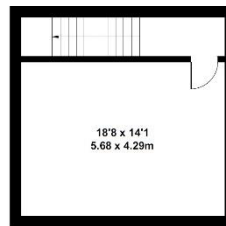
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# Floor Plans

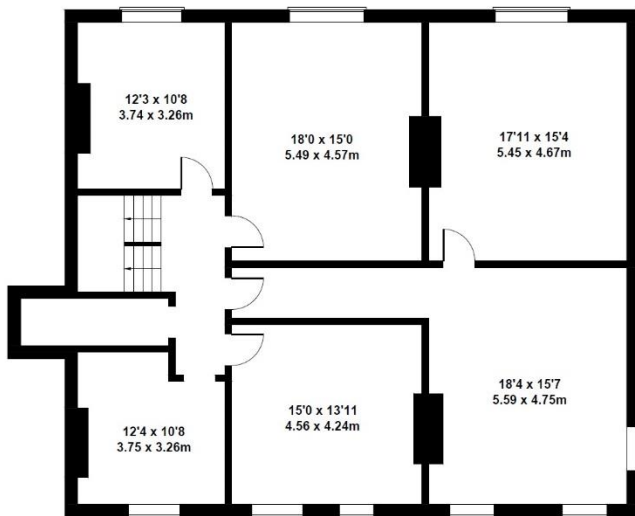
Not to Scale. Produced by The Plan Portal 2022  
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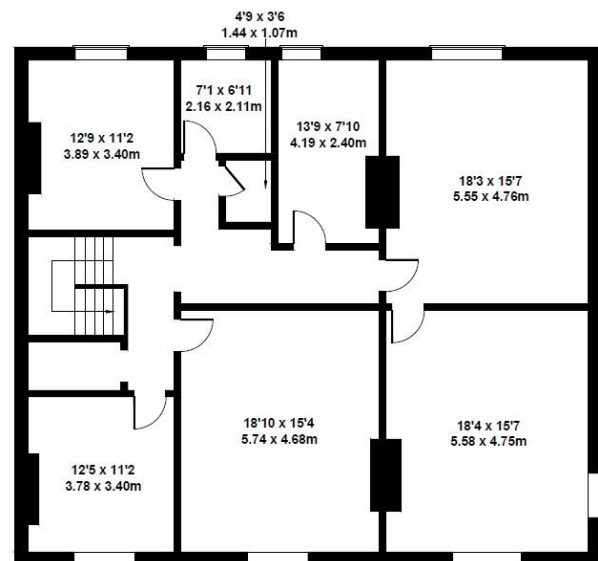
GROUND FLOOR



CELLAR



FIRST FLOOR



SECOND FLOOR