

PROPERTY DETAILS

**COMMERCIAL BUILDING
DEVELOPMENT OPPORTUNITY
FOR SALE**

Location:	FARNHAM, SURREY
Property:	3 Victoria Road GU9 7RB
Size:	1,286 Sq Ft (119.5 Sq M)



- **Town Centre Location**
- **Prominent Retail, Office, B1 & D1 Uses**
- **Parking Site Included**
- **Opposite Church**
- **Adjacent to Residential Uses**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

Farnham town Centre. A31 Trunk Road: 0.2 miles

Farnham Mainline Train Station: 0.3 miles

Description

The property provides a generous commercial space suitable for office, retail, light industrial as well as D1 uses for health centres and day nurseries. Separate male and female WCs, storage space and a kitchen make this property highly practical.

There is a parking site to the side for 3 cars.

There is a strong residential development potential in a highly attractive location.

Floor Areas

The property has been measured to have an existing gross internal floor area totalling 120 Sq M (1,286 sq ft.)

Freehold Price

£395,000 excl Guide.

Business Rates

No rates are payable by small businesses.

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £10,000

Viewing

Strictly by appointment through sole agents Contact Oscar or Warren Traynor.

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Costs

Each party to bear their own costs.



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