

PROPERTY DETAILS**BUSINESS UNIT (B1, B2 & B8)
FOR SALE**

Location:	FARNHAM, SURREY
Property:	11 Farnham Business Centre, Dogflud Way, GU9 7UP
Size:	1,110 Sq. Ft (103 Sq. M)



- **Rare Town Centre Location**
- **Loading and Parking**
- **Versatile small office / industrial / warehouse**
- **Very popular style and location.**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

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



Location

Farnham Market Town Centre. The estate is adjacent to a town centre car park.

A31 Dual carriageway: 0.5 mile

Farnham Mainline Rail Station: 0.5 mile

Description

Mid terrace B1 B2 B8 business unit. 3 car spaces including loading space.

The property comprises a warehouse / production area with an eaves height of 5.41m There is small mezzanine store, with potential to improve via the installation of a more substantial mezzanine floor.

There is an integrated lower height area with a pleasant outlook capable of making a studio office rarely found in properties of this nature.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 2nd edition and has the following GIA floor area:

	Sq. ft	Sq. m
Ground Floor	1,110	103.12
Mezzanine Floor	181	16.78
TOTAL	1,291	119.90

Price

£120,000 exclusive of VAT

Tenure

The property is held under al Head Leases of 99 years from 15 April 1996 (75 years unexpired). Ground rent payable totals £4,907 p.a. subject to review 15th April 2021 & 5 yearly thereafter to 36.1% of open market rental value. No significant increase is expected.

There is an estate charge estimated at £93 pcm.

Business Rates

No rates are payable for the unit with small business relief.

Viewing

Strictly by appointment through sole agents. Contact Warren Traynor.

Costs

Each party to bear their own costs



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