

RETAIL UNIT TO LET

TERMS
New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT/PRICE
£40,000 pa

FLOOR AREAS SQ FT / SQ M

Ground Floor Sales	760	70.56
Ground Floor Ancillary:	51	4.73
Basement:	799	74.19

EPC
The Energy Performance Rating for the property is D (90).

RATEABLE VALUE
£36,000 (2017)

Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SERVICE CHARGE
Approx £7,344.50 pa.

SUBJECT TO CONTRACT
SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

FARNHAM - 16 WEST STREET

- The retail unit is located in affluent Surrey market town, on West Street
- Nearby operators include Elphicks Department Store, Goldsmiths, Sweaty Betty and Sharps Kitchens.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.





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FARNHAM - 16 WEST STREET

AVAILABLE BY WAY OF A NEW LEASE

Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Sweaty Betty

Elphicks Est.1881 THE DEPARTMENT STORE

sharps

GOLDSMITHS SINCE 1778

JACKSON CRISS

VIEWING

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