

TO LET Retail Unit Farnham

Unit 6, Cambridge Place, East Street
Farnham, GU9 7RX

Key information

- Retail unit adjacent to Sainsbury's supermarket
- Planning Use Class E
- Size – 2,544 sq ft
- Quoting rent £35,000 per annum



Contact

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Sainsbury's



Location

The subject property is located in Farnham an affluent market town in Surrey, within the Borough of Waverley.

Farnham is approximately 6 miles south of Farnborough, 11 miles west of Guildford and 15 miles east of Basingstoke. Farnham train station is served by South Western Railway services between Alton and London Waterloo, with journeys into London taking an hour. The area benefits from the new Brightwells Yard development, providing 239 new homes.

The subject property is located on Cambridge Place, adjacent to the Sainsbury's supermarket. Nearby operators include Remington Harrow, Slug and Lettuce, Da Massimo Italian restaurant and Farnham Beauty.

Accommodation

The premises are arranged over ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	236.3	2,544
Total	263.3	2,544

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease lease which is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

Tenure

Quoting Rent £35,000 per annum.

Energy Performance Rating

Energy Performance Asset Rating – B-50. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£27,750
UBR	£0.382
Rates Payable	£10,600.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

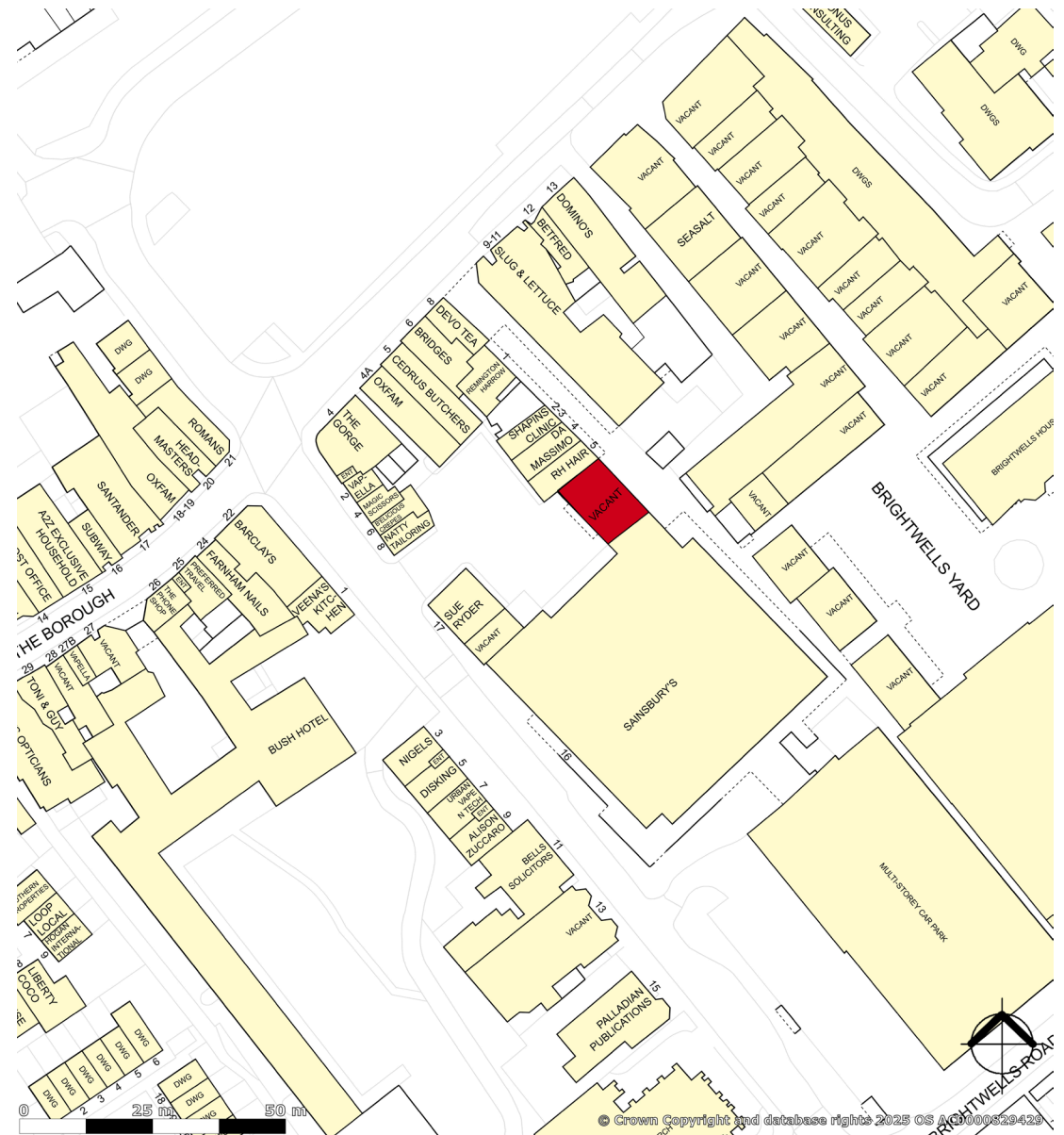
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



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