

Retail
TO LET


CURCHOD&CO

AVAILABLE AS ONE OR INDIVIDUALLY



37-38 Downing Street

Farnham, GU9 7PH

Attractive town centre units

580 to 1,223 sq ft

(53.88 to 113.62 sq m)

- Town centre location and within short walk of The Borough/West and the Central/Wagon Yard car parks
- Other retailers nearby include Cook, Loaf, Robert Dyas and John Goodridge Menswear
- Grade II Listed

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	580 to 1,223 sq ft
Rent	£25,000 - £52,000 per annum
Business Rates	To be assessed following split from first floor
EPC Rating	Upon Enquiry

Location

37-38 Downing Street occupies a prominent and established retail position in the middle section of Downing Street being within a short distance of the principle shopping thoroughfare of the town, which is centered on The Borough/West Street. The property is close to the main Central car park (280 spaces) and also the Wagon Yard car park (250 spaces).

The historic town centre of Farnham offers an extensive mix of retail and restaurants etc with well known multiples including Boots, W H Smith, White Stuff and Fat Face.

Description

The property comprises an attractive double fronted retail premises capable of occupation as a single premises or two separate self contained shops.

Accommodation

Additional first floor accommodation could be made available by separate negotiation. Further details on request.

Name	Sq ft	Sq m
Ground - 37 Downing Street	580	53.88
Ground - 38 Downing Street	643	59.74

Terms

The premises are available by way of a new full repairing and insuring lease(s) for a term to be agreed.

Unit 37 - £25,000 per annum

Unit 38 - £27,000 per annum

The rents are quoted exclusive of business rates, service charge, building insurance etc and VAT.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged

EPC

37 Downing Street - D 100

38 Downing Street - C 73



Viewing & Further Information

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