

**40 The Borough  
Farnham  
Surrey  
GU9 7NW**



**1,862 Sq. ft (172.93 Sq. m) approx.**

**COMMERCIAL UNIT**

**TO LET**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The property is located in the highly regarded Surrey market town of Farnham, which is noted for its fine Georgian architecture and street scenes. The town offers a choice of independent boutiques and national retailers with a range of interesting cafes and coffee shops etc.

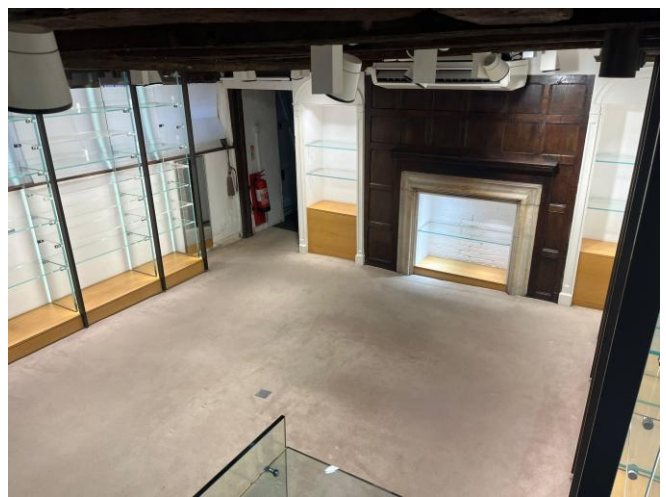
Immediate local occupiers include Boots, White Stuff, Between the Lines, Clarks, Timpson, JoJo Maman Bebe to name a few.

**Description:**

The building dates from the late sixteenth century and is arranged over basement, ground and two upper floors.

The property benefits from extremely unique finishes, comfort cooling and heating, kitchen, WCs and side access.

Extensive fixtures and fittings can be made available.

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground Retail	513	47.69
Ground storage	229	21.26
First retail	162	15.04
First storage	417	38.71
Second ancillary	174	16.15
Second storage	367	34.08
Total	1,862	172.93

**Terms:**

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£35,000 per annum exclusive.



### **Business Rates:**

The unit has a rateable value of £26,750, which gives rates payable of £13,350. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

### **Energy Performance Certificate:**

Upon application.

### **VAT:**

The property is not VAT elected.

### **Anti Money Laundering:**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

### **For further information please contact sole agents:**

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Subject to Contract  
January 2025

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