# 9/12 Upper Church Lane Farnham, Surrey GU<sub>9</sub> 7PW

E50,500 per annum exclusive

Freehold Retail and Office Investment

- Two shops with separately accessed offices above
- Residential conversion potential on upper parts (subject to leases and consents)
- Close to The Borough, West Street and Lion & Lamb Yard
- Affluent and Historic Surrey Commuter



Miles: 7 miles south of Farnborough 9 miles west of Guildford

40 miles south-west of Central London

Roads: A<sub>3</sub>, A<sub>31</sub>, A<sub>28</sub>, A<sub>32</sub>, M<sub>3</sub> Rail: Farnham Railway Station Air: Heathrow Airport, Gatwick Airport

Farnham is an affluent Surrey commuter town to the west of Guildford. The property is situated on the northern side of Upper Church Lane, close to its junction with Downing Street and a short walk from The Borough, West Street, and Lion & Lamb Yard in the heart of Farnham town centre.

Nearby retailers include Fat Face and Crew Clothing with Jojo Maman Bébé, White Stuff, Moss Bros, Prezzo, Maison Blanc and Boots the Chemist among other retailers also represented within the town.

The property comprises two shops on the ground floor with separately accessed office accommodation on the first and second

Freehold.

VAT is applicable to this lot.

**Six Week Completion** 

View from Downing Street
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# Tenancy and accommodation Floor Areas (Approx) Floor Rent p.a.x Reversion Ground Retail 63.07 sq m (679 sq ft) O. NOBBS 10 years from 25/07/2008 £14,000 24/07/2018 t/a Head Case Barbers (1) A. FILTNESS Ground Retail 42.60 sq m 5 years from 16/11/2015 (3) £12,500 15/11/2018 (459 sq ft) t/a Ordri (2) G.D.C MEYJES t/a Clifford Cowling Office 5 years from 12/04/2012 (4) £12,000 First (1,023 sq ft) 11/04/2017 95.00 sq m PLAN 4 WEALTH LIMITED Office Approximately 4 years 6 months from 09/05/2016 Second/Attic 15/11/2020 54.81 sq m (590 sq ft) £12,000 Totals 255.48 sq m (2,751 sq ft) £50,500

- (1) A rent deposit of £3,500 is held. Head Case Barbers are a multi-national barbershop with 30 stores located in South Africa, Holland
- and throughout the UK.
  (2) The tenant has been trading in Farnham for about 13 years.
  (3) The lease is subject to a tenant option to break on 23rd June 2018. The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954
- (4) The lease was subject to annual tenant break options from 2014, none of which were exercised. The tenant has been trading in this property since at least 2003.
- (5) The lease is subject to a mutual option to break on 23rd June 2018. The lease is contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

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