

PROPERTY DETAILS

COMMERCIAL BUILDING / POTENTIAL DEVELOPMENT TO LET / FOR SALE

Location: FARNHAM, SURREY

Property: The Kiln, Grange Road, Tongham, GU10 1DJ

Size: Size 3,616 Sq Ft (336 Sq M)



Key Features

- Character period building
- Current industrial use
- Photo / recording live - work STP
- Potential Office Use STP
- Potential Retail Use STP
- Potential Residential Development STP

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

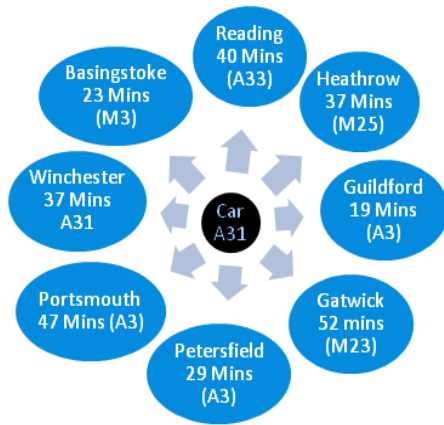
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Location



- Surrey / Hampshire borders
- Tongham village centre
- Village location
- 4 miles east of Farnham
- 4 miles south east of Aldershot
- 10 miles west of Guildford
- Excellent access off A31 trunk road
- Commuter belt
- District population 600,000 within 20 km
- London Waterloo 57 minutes every half hour
- Rail connection to Gatwick and Reading

Description

The property comprises an interesting and appealing period building of traditional construction comprising brick walls under a clay tiled roof with the potential to create a building of rare character. It requires comprehensive refurbishment and is prominently located in the heart of Tongham village, opposite the local public house and adjacent to neighbourhood shopping and is suitable for various uses subject to planning eg:

- Office users
- Retail users
- Bulk retailers / furniture / antiques
- Photographic / recording live - work
- Restoration
- Funeral directors

Floor Areas

Gross internal floor areas measured as follows in accordance with the RICS Code of Measuring Practice:

Ground Floor: 1214 sq ft
First Floor: 1214 sq ft
Second Floor: 1185 sq ft

TOTAL 3613 sq ft
*NB the areas assume floor joists are fitted.

Car Parking

The property includes the right to park one car adjacent to the loading door. Additional on street customer parking is available in the immediate vicinity of the property.

Lease

A new lease is available on terms to be agreed. Alternatively freehold offers are invited.

Rent / Price

Rental offers are invited for the property subject to a substantial rent free period in lieu of fitting out.

Freehold offers are invited at a guide price of £250,000.

Outgoings

All utilities, buildings insurance, water rates, cleaning, maintenance and refuse charges etc. are the responsibility of the tenant.

Viewing

Strictly by appointment through sole agents

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £6,800. The UBR (2008/2009) is 0.468. Normal rates payments = RV x UBR. Exceptions occur due to:

- transitional relief and / or
- small business relief (normally where RV < £10,000)

Rates generally rise annually according to inflation. Contact Guildford Council for more information.

Costs

Each party to bear their own costs.

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