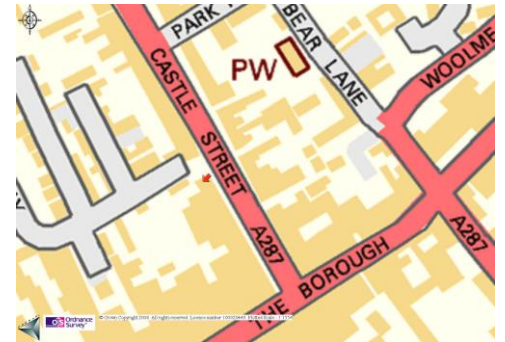


PROPERTY DETAILS

SHOP
TO LET

Location:	FARNHAM, SURREY
Property:	8 Castle Street, GU9 7HR
Size:	331 Sq ft (30.7 Sq m)



Key Features

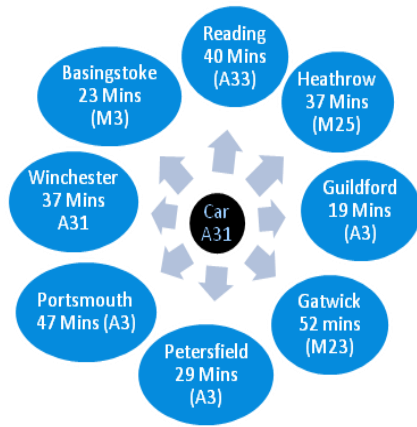
- **Very prestigious trading address**
- **One of England's finest Georgian streets**
- **Popular exclusive fashion pitch**
- **Superbly presented and refurbished**
- **Basement storage and WC**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

Ryjas House
Upper Bourne Lane
Farnham
Surrey GU10 4RG
T. 01252 794144
F. 01252 794166
E. info@traynorryan.com
www.traynorryan.com



Location



- Surrey / Hampshire borders
- Historic affluent market town
- Commuter belt
- Local population 35,000
- District population 600,000 within 20 km
- Town Centre location
- Traditional market town retail facilities
- Independent and multiple restaurants and leisure
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

Description

This superb listed period property offers a rare trading opportunity in prime Castle Street, home to exclusive period fashion boutiques and renowned as one of England's finest Georgian streets. Nearby fashion stores include Fenez, Twenty, Spirit of the Andes, Lime Blue, Jan Lowen, in addition to other traders Libertys, Nicolas, Hamptons and Brasserie Gerrard.

The property is suitable for immediate occupation by a high class fashion retailer without internal fitout expenditure. The property has a private entrance door and has been refurbished to include a new solid wood floor, and a large period sash display window. Private storage, WC and staff / kitchenette in basement.

Floor Areas (NIA)

The property has a ground floor sales area with the following internal dimensions:

Net Ground Floor Sales: 331 sq ft (30.7 sq m)
Internal Width: 21'7" (6.51 m)
Built Depth: 16'5" (5.00m)

Ample basement storage, private WC and staff/teapoint area.

Car Parking

Wide boulevard style Castle Street offers ample on street 2 hour free car parking and is centrally located to longer term car parking.

Lease

A new FRI leases are available on terms to be agreed outside the Landlord and Tenant Act.

Rent

Offers invited in excess of £17,500 per annum.

Business Rates

The property is yet to be separately assessed. We anticipate a 2005 rateable value of £16,000 suggesting rates payable for 2009 / 2010 of £7,760.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance and external maintenance to be administered by way of charge.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded.
Finance Act: All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract.