



69 Castle Street
Farnham, GU9 7LP

**Ground floor retail premises
suitable for a variety of uses**

1,918 sq ft
(178.19 sq m)

- Prominent position on Castle Street
- Nearby occupiers include Pizza Express, Bills, Gails Bakery, Zizzi & Giggling Squid
- Air conditioning throughout
- Glazed frontage
- On street parking available at front with private parking to rear
- Separate office/storage building to rear

Summary

Available Size	1,918 sq ft
Rent	£35,000 per annum
Rates Payable	£12,100.75 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£24,250
EPC Rating	Upon Enquiry

Description

The accommodation comprises of a ground floor lock up shop with ancillary offices and stores, along with a separate office/storage unit to the rear. There is allocated parking available to the rear for up to 3 cars, along with on street parking available to the front. The unit is air conditioned throughout and is suitable for a variety of uses.

Location

The property is situated on the eastern side of Castle Street within Farnham's primary bar & restaurant offering, surrounded by numerous established businesses such as Pizza Express, Bills, Gails Bakery, Zizzi & Gigging Squid, and also within close proximity of the prime retail areas on The Borough and West Street.

The unit is in close proximity to the two main town centre car parks. Road communications are excellent with the Blackwater Valley route (A331) providing a direct dual carriageway access from the A31 to Junction 4 of the M3 at Frimley. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

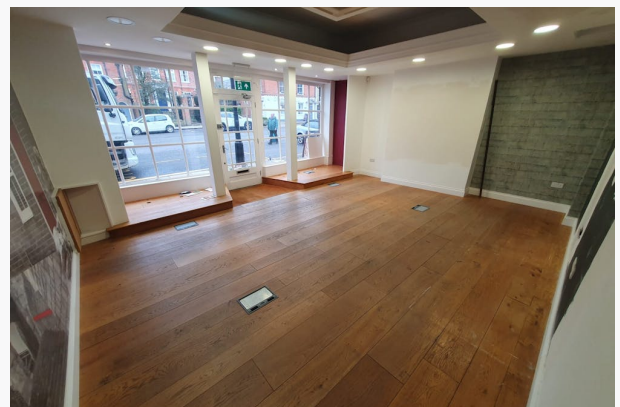
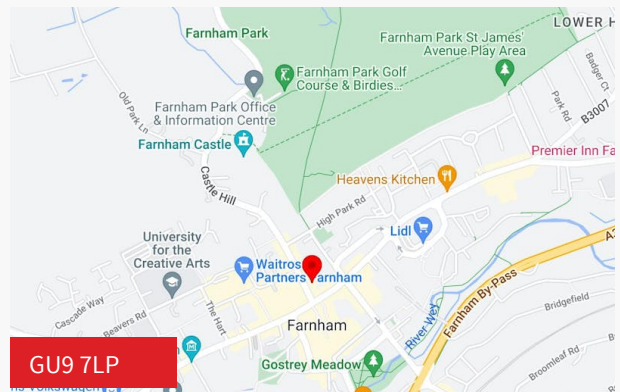
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail plus Office	1,194	110.93
Detached office/store	724	67.26
Total	1,918	178.19

Terms

A new lease could be made available directly from the landlord for a term to be agreed. Further details on enquiry.



Viewing & Further Information

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