



## Tilford Village Shop

Tilford Street, Tilford, Farnham, GU10 2BL

## Village shop in the heart of Tilford

762 sq ft  
(70.79 sq m)

- Situated in the heart of Tilford
- Surrounded by a thriving affluent community
- Outside seating area
- Central heating / part Air Con
- Kitchen / Store room
- WC
- Suitable for a variety of uses STP

## Summary

Available Size	762 sq ft
Rent	£15,250 per annum
Rates Payable	£1,896.20 per annum This unit should receive full rate relief. Further details on enquiry.
Rateable Value	£3,800
EPC Rating	B (41)

## Description

The Tilford Village Shop comprises a retail unit with separate store / kitchen / food prep room, WC. The premises have most recently been used as a village shop with cafe with seating inside and room for a number of tables outside.

The Village Shop has potential to become a thriving hub for the local community as its located in the heart of the village.

## Location

Tilford Village Shop is located in Tilford Village on The Street close to the River Wey and the Barley Mow Pub.

Tilford is located around 5 miles from Farnham town and a similar distance from Hindhead. The A3 is easily accessible with a fast link to the M3 Via the A331. Farnham mainline railway station is approximately a 4-mile drive. London Waterloo is approximately a 55-minute drive.

## Terms

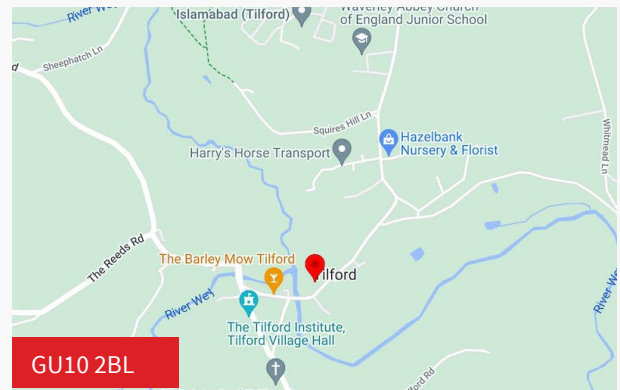
The property is available immediately on a full repairing and insuring lease. The rent is quoted exclusive of business rates, utilities and VAT (which will be charged)

## Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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