



**16 Lion & Lamb Yard**  
Farnham, GU9 7LL

## Ground floor retail

**209 sq ft**  
(19.42 sq m)

- Situated within award winning Lion & Lamb Yard
- Opposite Cote restaurant
- Adjoining retailers include Waitrose, Waterstones, Whistles and Starbucks
- Upper Hart car park close by providing approximately 550 spaces
- 100% rates relief



## Summary

Available Size	209 sq ft
Rent	£16,000 per annum
Rates Payable	£3,493 per annum This property should receive 100% rates relief
Rateable Value	£7,000
Service Charge	£2,483.62 per annum Based on the estimate for year end April 2024
EPC Rating	D (88)

## Description

The property, which is arranged on ground floor only, provides affordable and prominent retail accommodation in the award winning Lion & Lamb shopping centre.

The property has wooden flooring throughout with spot lighting and benefits from three phase power, gas and a prominent window frontage.

## Location

The property is situated within the highly successful Lion & Lamb Yard, linking the prime retail pitch of The Borough, West Street with Waitrose supermarket and the extensive Hart car parks.

Other major retailers represented in the Yard include Whistles, Waterstones, Starbucks, Cote Restaurant, Colours, Andre Noir and Coffee Diem.

Major retailers represented in the town include Boots, W H Smith, Mint Velvet, Crew Clothing and Whitestuff. Farnham, which is a particularly prosperous and affluent retail location, serves a district population in excess of 115,000 people with some 34% of the town's population falling within the AB Class grouping compared to a national average of 22%.

## Terms

A new full repairing and insuring lease is available for a term to be agreed. The rent is exclusive of all outgoings.

## Legal Costs / VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

## 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

Matthew Munday

01252 710822

mmunday@curchodandco.com

Nick Reeve

01252 710 822

nreeve@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](https://www.rics.org). Generated on 28/02/2024



