



5A Lion & Lamb Yard
Farnham, GU9 7LL

Ground floor retail unit

1,229 sq ft
(114.18 sq m)

- Lock up shop within award winning Lion & Lamb Yard
- Adjoining retailers include Waitrose, Jo Malone, White Company, Waterstones, Whistles and Busby & Fox
- Upper Hart car park close by providing approximately 550 spaces
- LED lighting
- Rear access for deliveries

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Summary

Available Size	1,229 sq ft
Rent	£57,000 per annum Subject to Contract & exclusive of VAT
Rates Payable	£23,435 per annum Applicants may be eligible for a 40% Business Rates discount for the period 2025-2026 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	£54,500
Service Charge	£7,494.69 per annum Service Charge will attract VAT
EPC Rating	C (54)

Description

The property is situated on the ground floor, offering high-quality retail accommodation in the heart of a thriving market town. It comprises a sales area to the front with ancillary storage and WC facilities to the rear. The unit also benefits from rear access, suitable for deliveries.

Approximate dimensions/areas are as follows:

- Internal Width: 27'9" (8.0 m)
- Shop Depth: 46' (14.0 m)
- Ground Floor Area: 1,229 sq.ft. (114 sq.m.)

Location

Farnham is a thriving retail destination known for its mix of historic appeal and modern amenities which serves a district population in excess of 115,000 people. The town has been ranked in the top ten best places to Live in the South East in the annual Sunday Times Best Places to Live guide. The town has some 34% of the population falling within Class A/B, more than 50% higher than the national average

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

Major retailers represented in the town include Boots, W H Smith, Mint Velvet, Crew Clothing, Whitestuff and Gails Bakery.

Terms

The shop is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

The rent is exclusive of business rates, service charge, utilities and VAT.

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

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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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