



17 Lion & Lamb Yard

Farnham, GU9 7LL

Ground and first floor retail / restaurant

927 sq ft

(86.12 sq m)

- Located in award winning shopping centre development
- Opposite Côte Restaurant
- Occupiers within the development include Waitrose, White Company, Waterstones, Jo Malone, Whistles and Starbucks
- Upper Hart car park close by providing approximately 550 spaces
- Attractive period features
- Existing restaurant layout could be utilised

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Summary

Available Size	927 sq ft
Rent	£36,500 per annum
Rates Payable	£11,651 per annum Based on the rating valuation from April 2026 using the Retail, Hospitality and Leisure small business multiplier
Rateable Value	£30,500
Service Charge	£4,738 per annum Estimate based on the 2025/26 service charge budget
EPC Rating	C (63)

Description

The property benefits from a wide frontage offering excellent opportunities for shopfront displays. Arranged over ground and first floors the property is currently fitted out as a restaurant. This existing use could be retained or the property could be converted back to a traditional retail use.

The ground floor comprises a seating/sales area, bar, and WC facilities. The first floor features exposed period detailing, with a mixture of seating/sales space and a kitchen. The property benefits from ample natural light throughout as well as a 3-phase power supply.

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.

Accommodation

The property spans over the ground and first floor and has the following approximate floor areas (measured on a net internal area basis:

Name	sq ft	sq m
Ground	442	41.06
1st	485	45.06

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

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

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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