



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

WELL LOCATED CLASS E RETAIL

NEW LEASE FROM FREEHOLDER



38 DOWNING STREET
FARNHAM
GU9 7PH

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Situated on the upper eastern side of Downing Street at the junction with Ivy Lane and close to West Street and The Borough Street the premises enjoy a busy shopping pitch with high level of footfall. Nearby retailers include Fat Face, Crew Clothing and Robert Dyas.

Farnham is a prosperous and busy market town with a wide range of multiple retailers and independent boutiques along with restaurants and cafes etc. The property is located to the Central Car Park.

DESCRIPTION: The premises comprise attractive retail premises within a stylish building and retail space arranged over Ground and First floors with the following net internal floor areas:

GROUND FLOOR	RETAIL	59.13 SQ M	(636 SQ FT)
Kitchen/Ancillary		6.36 SQ M	(68 SQ FT)
First Floor Retail		32.61 SQ M	(351 SQ FT)

AMENITIES:

- * Appealing Shop Frontage in Character Building
- * Busy Location
- * Roof Lantern

TERMS: Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £35,000 per annum exclusive.
The premises are elected for VAT and accordingly this will be applied to the quoted Rent.

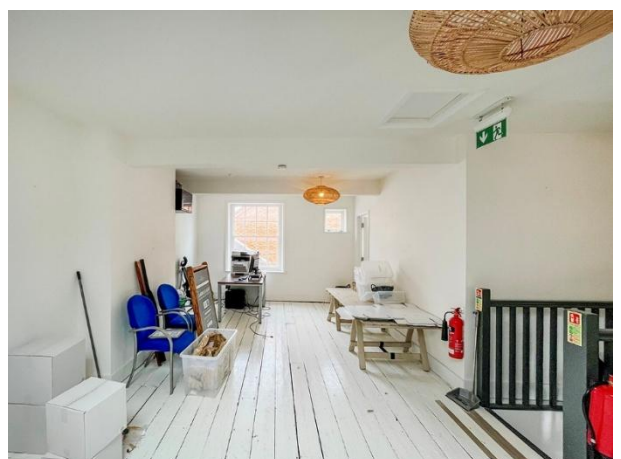
RATES: Rateable Value £41,250 payable @ 38.2p in the £ (2026/2027)

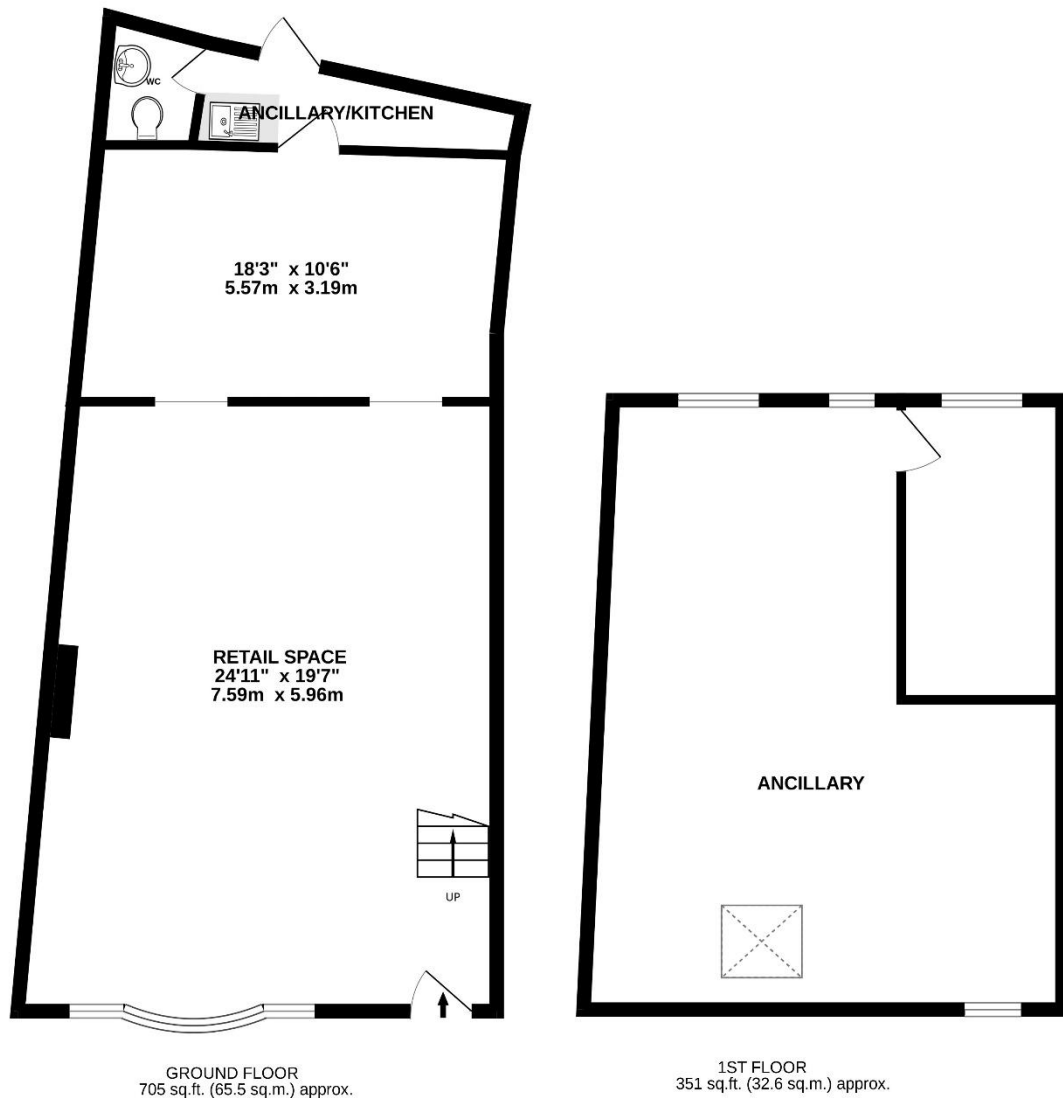
EPC: C 56

VIEWING: By appointment through **Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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