



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

LARGE CLASS E SHOP CONVENIENCE STORE

Would Suit Other Class E Users



**47/49 FARNBOROUGH ROAD
FARNHAM
GU9 9AJ**

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: The property is situated in a visible location on the western side of the A325 Farnborough Road between Farnham and Aldershot.

There is easy access to the M3 at junction 4 providing connections with the national motorway network. The mainline station offers a fast and regular service to London on the Waterloo line.

DESCRIPTION: The premises comprises Ground Floor Retail premises with ancillary offices and storage, falling within Class E use and so may also be suitable for some Clinic and Leisure users etc. The net internal floor area extends to

Retail	227.0 SQ M	(2,444 SQ FT)
Ancillary	<u>106.0 SQ M</u>	<u>(1,141 SQ FT)</u>

GROUND FLOOR AREA	333.10 SQ M	(3,585 SQ FT)
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AMENITIES:

- * 20M Frontage
- * High Ceilings with Daikin Air Conditioning Cassettes
- * Kitchenette
- * WC Facilities
- * Parking On Site
- * Rear Loading and Access

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

RENT: £65,000 per annum exclusive.

The Premises are elected for VAT and accordingly this will be applied to the Rent.

RATES: Rateable Value £53,500 payable at 43p in the £ (2026/2027)

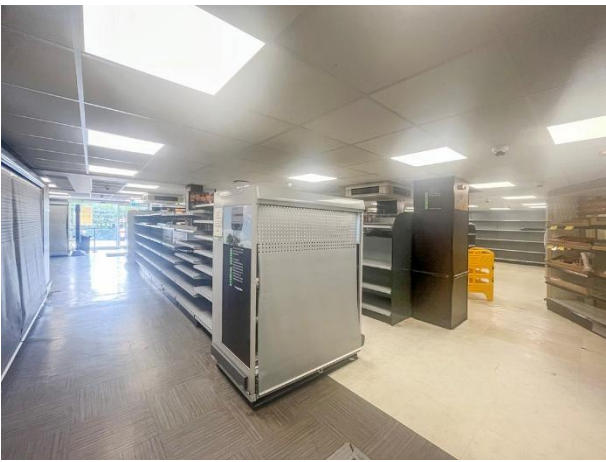
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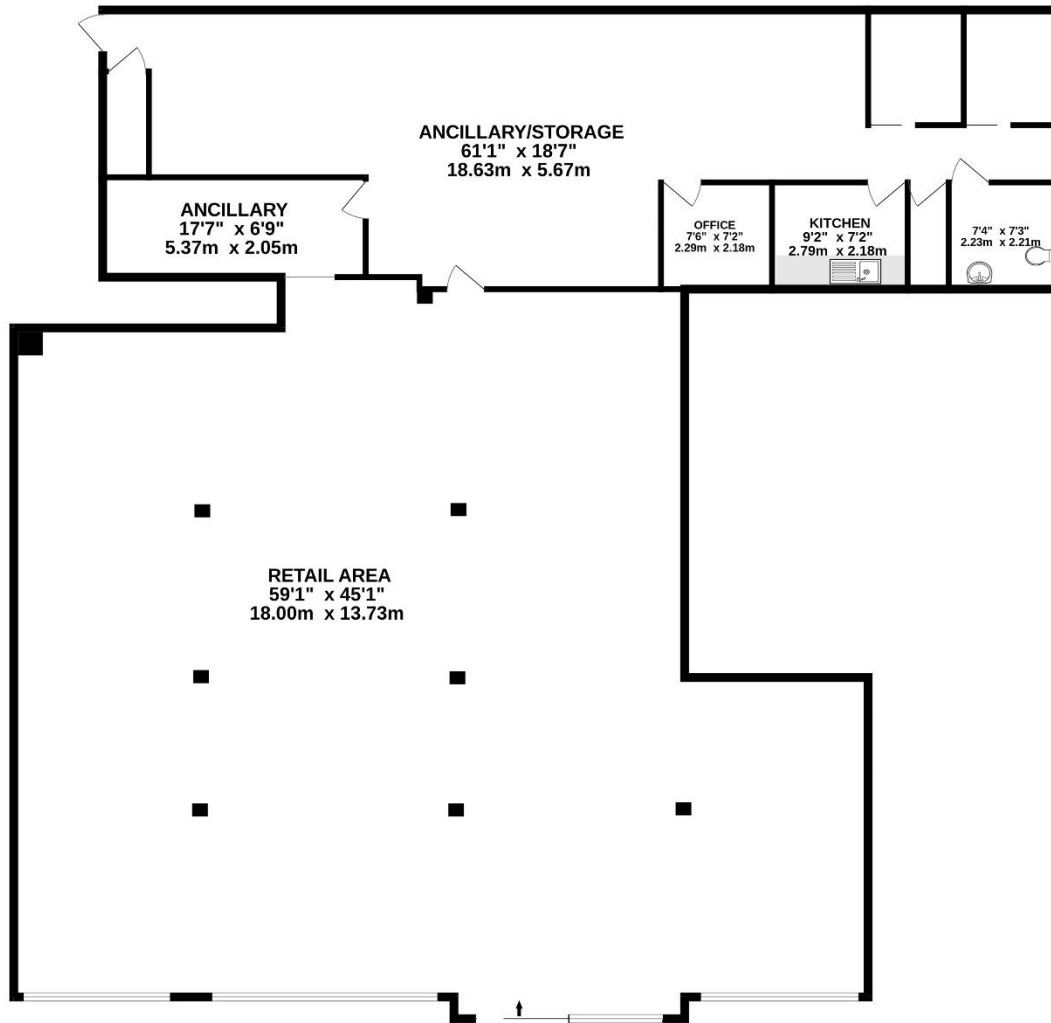
VIEWING: By appointment through **Park Steele 01252 717979.**

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.







GROUND FLOOR
3585 sq.ft. (333.1 sq.m.) approx.

TOTAL FLOOR AREA: 3585 sq.ft. (333.1 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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