



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

WELL LOCATED RETAIL PREMISES

Would Suit Various Class E Users

NEW LEASE FROM FREEHOLDER



**8 DOWNING STREET
FARNHAM
GU9 7PB**

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 western side of Downing Street just to the north of the entrance to Wagon Yard car park the premises enjoy in a busy location with consistent footfall. Nearby retailers include Robert Dyas/Rymans and various independent retailers and cafes..

Farnham is an affluent market town with a wide range of multiple retailers and independent boutiques along with restaurants and cafes etc.

DESCRIPTION: The premises comprise a ground floor shop with outdoor space comprising the following net internal floor areas:

Gross Frontage	3.46M	(11ft 4)
Net Frontage	3.25M	(10ft 8)
Internal Width	3.35M	(11ft)
Shop Depth	25.26M	(82ft 10)

GROUND FLOOR 96.02 SQ M (1,033 SQ FT)

Small Rear Garden Terrace

AMENITIES:

- * Busy Location Close to Car Parks
- * Male and Female WCs
- * Outdoor Space
- * New Lease

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

RENT: £28,000 per annum exclusive.
The premises are not elected for VAT and accordingly this will not be applied to the quoted Rent.

RATES: Rateable Value £24,250 payable @ 38.2p in the £ (2026/2027)

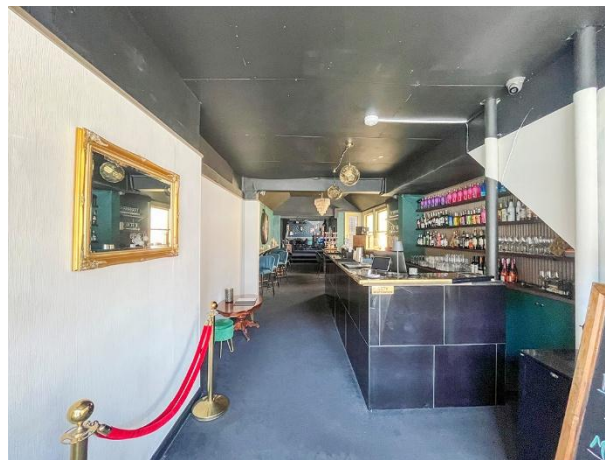
EPC: E 109

VIEWING: By appointment through Park Steele 01252 717979.

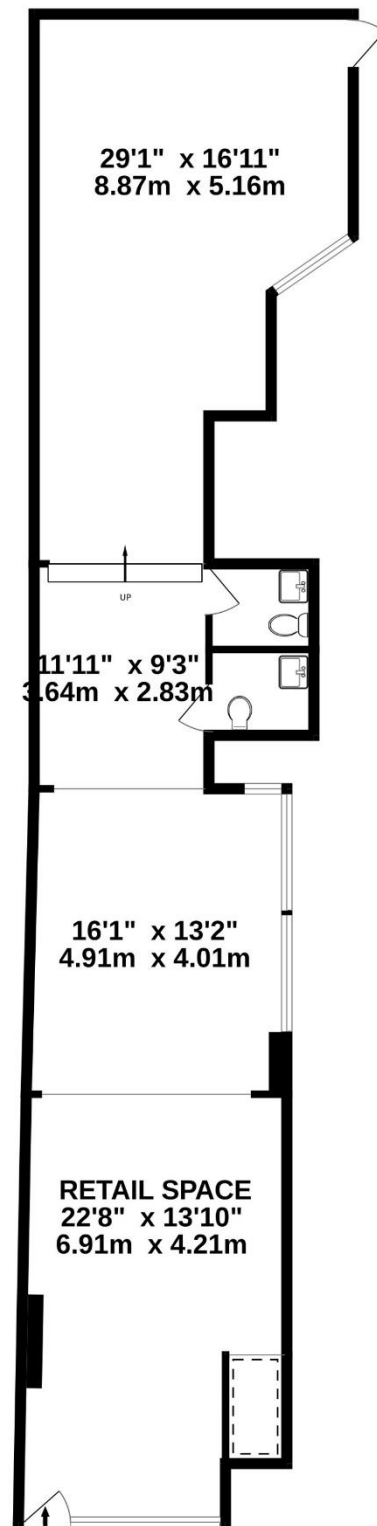
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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.





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TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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