

RETAIL UNIT WITH SEPARATE STORAGE/ OFFICE FACILITIES

TO LET – As a whole or two separate units

1,050 sq ft (97.55 sq m)

**8-10, THE STREET, WRECCLESHAM, FARNHAM,
SURREY, GU10 4PR**

Rent - £15,000 per annum exclusive



commercial property consultants

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Regulated by RICS

- ▶ Private rear car park
- ▶ Refurbished accommodation
- ▶ Sealed double glazed units
- ▶ New kitchen, bathroom facilities
- ▶ Garage store
- ▶ Separate lavatory and store
- ▶ Electric heaters
- ▶ Spot lights
- ▶ Air conditioning unit



8-10 THE STREET, WRECCLESHAM, FARNHAM, SURREY, GU10 4PR

LOCATION

The property is located in the centre of Wrecclesham with a frontage to the A325, which links Farnham to Petersfield. The Coxbridge Roundabout is less than five minutes' drive from the property and this provides access to the A31 Farnham to Alton and Guildford dual carriageway.

DESCRIPTION

The property comprises a front retail unit with ancillary accommodation at the rear that has its own separate entrance. The building is of brick construction under a pitched tiled roof.

ACCOMMODATION

The accommodation can be summarised as follows:-

Front retail area		
Frontage	27' 2"	(8.280 m)
Internal width	25' 2"	(7.688 m)
Shop depth	20' 4"	(6.208 m)
Retail area	510 sq ft	(47.38 sq m)
Four rear rooms – net internal area	478 sq ft	(44.41 sq m)
Kitchen	62 sq ft	(5.76 sq m)
	1,050 sq ft	(97.55 sq m)

Externally there is a garage and separate lavatory/store.

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£15,000 per annum exclusive. Rent on application for separate areas.

RATES

We are advised by the Local Authority that the Rateable Value is £9,500. The current rate in the £ is 43.3p (2011/12).

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Sole Agents, Clare & Co:

01252 710744 / sales@clareandcompany.co.uk

REF NO

R/0052/1/9/11

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