



Shop To Let Immediately Adjacent to New **COOK** Store

LOCATION

Farnham is a market town in Surrey, around 36 miles southwest of London in the Borough of Waverley. Farnham railway station is approximately 10 minute walk from the property and is served by South Western Railway services between Alton and Waterloo.

The premises occupy a prominent position on the eastern side of the town centre. East Street is one of the arterial routes in and out of the town centre. The retail space immediately adjacent has been occupied by **COOK** who are imminently relocating their existing store in the town.

The subject property is close to **Lidl** and is approximately 3 minutes walk from the new Brightwells Yard town centre development.

COOK, founded in 1997 opened their very first shop in Farnham. They are a privately owned, purpose driven business, certified as a B Corp and now trade from approximately 120 locations across the UK.

ACCOMMODATION

The property is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	9.75 m	32 ft
Shop and Built Depth	13.41 m	44 ft
Ground Floor Sales	128 sq m	1,380 sq ft

The property benefits from rear access and parking.

TERMS

The property is available by way of a new effectively full repairing and insuring sublease expiring September 2033, outside the security of tenure provisions of the Landlord & Tenant Act 1954, at a commencing rental of **£37,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

To be assessed.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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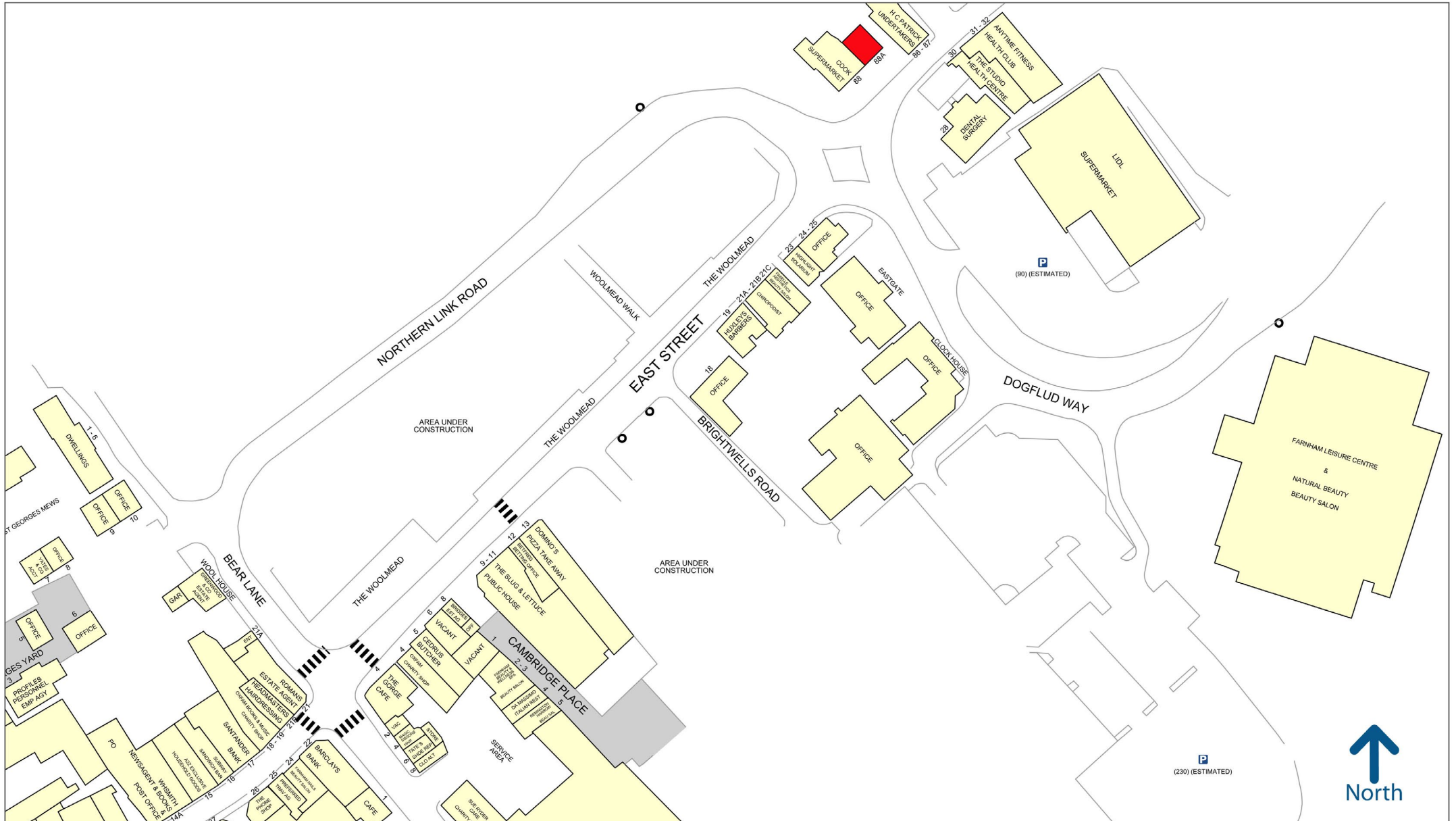
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Subject to Contract and Exclusive of VAT





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