

RETAIL UNIT IN POPULAR LOCAL PARADE
SUITABLE FOR A VARIETY OF USES INCLUDING CAFÉ/TAKEAWAY (STP)
TO LET

603 sq ft (56.08 sq m) approx.



97 LONG GORE • FARNCOMBE • GODALMING • SURREY • GU7 3TW

LOCATION:

The property is located approximately 1.5 miles to the north of Godalming and 4.2 miles to the south of Guildford, almost Centrally located in Farncombe in a local retail parade, surrounded by predominantly residential units.

Surrounding commercial occupiers include Hair Studio, SPA convenience store and local supermarket.

The property is located just off Long Gore and Green Lane, which in turn, runs onto Bourne Road with the property just 0.5 miles from Farncombe mainline station.

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DESCRIPTION: The shop is formed of a rectangular ground floor space with small WC, kitchenette and rear storage area. Internally there is mains utility connection and electricity.

The freeholder also owns the land to the front and rear of the shop unit, which can be included by way of separate licence if required, eg for outside seating.

ACCOMMODATION: *please note: measurements are approx.*

Retail Unit: 7.72m x 5.15m = 39.76 sq. m (430 sq. ft)

Rear Store: 4.2m x 3.0m = 12.6 sq. m (135 sq. ft)

Kitchenette: Not measured

WC/Cloaks: Not measured

Fluorescent Strip Lighting throughout.

Carpet tiles throughout.

TERMS: The premises are offered on new lease with flexible terms to be agreed at a rent of £18,000.00 per annum.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

BUSINESS RATES: Rateable Value: **£10,500.00**

Rates Payable: **£5,239.50 per annum for the current 2023/24 financial year.**

NB: Small Business Rate Relief may apply, subject to status.

VIEWING: Strictly by prior appointment through the **Sole Agents.**




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NOTE:

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Energy Performance Certificate  HM Government
Non-Domestic Building

97 LONG GORE,
FARNCOMBE
GODALMING
GU7 3TW

Certificate Reference Number:
1599-1619-0426-1139-5996

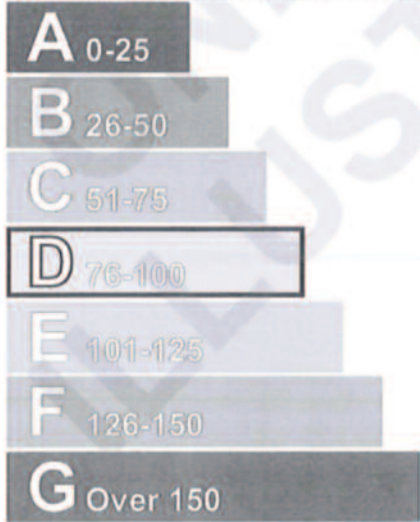
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 82 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	62.3
Building complexity:	Level 3
Building emission rate (kgCO ₂ /m ² per year):	94.1
Primary energy use (kWh/m ² per year):	556.61

Benchmarks

Buildings similar to this one could have ratings as follows:

- 22 If newly built
- 66 If typical of the existing stock

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