

LEASE ASSIGNMENT
SOUGHT AFTER TAKE-AWAY PREMISES
IN POPULAR LOCALE PARADE

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.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

- DESCRIPTION:** The shop is formed of a rectangular ground floor space with small WC, kitchenette and rear storage area. In the past few months, some £120,000.00 has been spent on top quality stainless steel fixtures and fittings to provide a superb Take-Away shop with no expense spared. A comprehensive list of fixtures and fittings will be provided upon request.
- 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, e.g., 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.
- EPC:** Energy Performance Certificate **Rating: 'D'.**
- LEASE:** The premises are offered on the basis of lease assignment of the original 5 years lease term, having approximately 4.5 years remaining, at a rent throughout the term of £17,000.00 per annum exclusive.
- TERMS:** Offers are invited in excess of £50,000.00 (Fifty Thousand Pounds) for the Leasehold Interest, Goodwill and Fixtures & Fittings.
- VAT:** The premises are elected for VAT.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- BUSINESS RATES:** Rateable Value: **£10,500.00**
Rates Payable: **Rates Payable: Approximately £5,239.50 per annum for the 2025/26 financial year. NB: Small Business Rate Relief may apply, subject to status.**
- VIEWING:** Strictly by prior appointment through the **Sole Agents.**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.

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



Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

Energy performance certificate (EPC)

97 LONG GORE
FARNCOMBE
GODALMING
GU7 3TW

Energy rating

D

Valid until: **4 August 2031**

Certificate number: **7874-0249-4453-4996-2564**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

62 square metres

Rules on letting this property

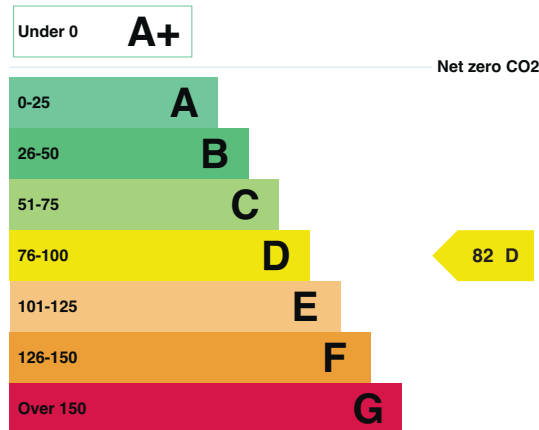
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com