

WADHAM
ISHERWOOD

FARNHAM

T: 01252 710822

FARNBOROUGH

**143/145 LYNCHFORD
ROAD**

**SHOP/
OFFICE/STORAGE**

**NEW LEASE
AVAILABLE**



**SHOP &
OFFICE/
STORES**

Retail: 637 sq ft (59 sq m)
Office/Stores: 847 sq ft (79 sq m)

LYNCHFORD ROAD, FARNBOROUGH, HANTS

PROMINENT MAIN ROAD LOCATION

SHORT TERM LEASE AVAILABLE

FARNHAM

T: 01252 710822

GUILDFORD

T: 01483 300176

HAMMERSMITH

T: 020 8834 1070

STAINES & HEATHROW

T: 01784 466696

WOKING

T: 01483 757543



LOCATION

The property is situated with direct frontage to Lynchford Road close to Infinity Motorcycle Sales, Floyds Office Equipment & Infinity Cafe.

Farnborough town centre is within a short distance as is the mainline railway station which provides a fast and regular service to London Waterloo. The A31 Blackwater Valley Relief Road is within easy access linking in with the M3 and A3.

DESCRIPTION

The property is arranged on ground and one upper floor being of brick construction under a slate roof.

ACCOMMODATION

Ground Floor Retail Area		
Internal width:	22' 4"	(7m)
Shop depth:	33' 2"	(10m)
Retail area:	637 sq ft	(59 sq m)
Rear storage:	329 sq ft	(31 sq m)
First Floor Offices/Storage:		
	847 sq ft	(79 sq m)

LEASE

The building is available on a new short term lease for a term to be agreed. The lease will exclude the provisions of the Landlord & Tenant Act regarding security of tenure.

RENT

Rental offers invited in the region of £15,000 per annum exclusive of rates and VAT.

LEGAL COSTS

The ingoing tenant to be responsible for the payment of both sides legal costs incurred in the transaction.

BUSINESS RATES

To be assessed.

VIEWING

Strictly through sole agents Wadham & Isherwood.

CONTACT

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706/GBR/DAS/1850

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WADHAM AND
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