

WADHAM
ISHERWOOD

FARNHAM

T: 01252 710822

FARNBOROUGH

**163/165 LYNCHFORD
ROAD**

**SHOP OFFICES &
STORAGE**

**NEW LEASE
AVAILABLE**



**SHOP/
STORES/
OFFICES**

Retail: 780 sq ft (72 sq m)
1st Floor Offices: 753 sq ft (79 sq m)
Basement/store: 603 sq ft (56 sq m)

LYNCHFORD ROAD, FARNBOROUGH, HANTS

PROMINENT MAIN ROAD LOCATION

EXTENSIVE REAR CAR PARK

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, Lunns Bathrooms & DSH Hire Centre.

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, which is arranged on ground, basement and one upper floor, is of brick construction under a slate roof providing the following accommodation:-

Internal width:	32' 9"	(10m)
Shop depth:	27' 4"	(8m)
Retail area:	780 sq ft	(72 sq m)
First floor office/stores:	753 sq ft	(70 sq m)
Basement storage:	603 sq ft	(56 sq m)

To the rear is an extensive parking area accessed off Gordon Road.

706/GBR/DAS/1850

Misrepresentation Act: The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded.

Rents / prices quoted in these particulars may be subject to VAT in addition.

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 £20,000 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

We are advised by the Local Authority that the premises are assessed as follows:-

Rateable Value:	£12,500
Uniform Business Rates (2006/07):	43.3p
Rates Payable:	£5,412.50

VIEWING

Strictly by appointment through sole agents Wadham & Isherwood

CONTACT

Geoff Reeve
E-mail: geoff@wandi.co.uk

Nick Reeve
E-mail: nick@wandi.co.uk

WADHAM
AND
ISHERWOOD

7 Borell Yard The Borough Farnham Surrey GU9 7NU

01252 710822

www.wadhamandisherwood.co.uk