

PROMINENT A3 RESTAURANT/RETAIL UNIT LOCATED ON A BUSY ARTERIAL ROAD

FOR SALE

1,045 ft² (97 m²) Plus Commercial Kitchen

62A EAST STREET, FARNHAM, SURREY, GU9 7TJ



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- ▶ **Prominent Triple Fronted Restaurant on a Busy Road**
- ▶ **Vacant Possession to be Available from March 2020**
- ▶ **Seating for approximately 85 Dining Customers**
- ▶ **Well Presented Character Accommodation with Drinks Bar**
- ▶ **Modern Toilet Facilities and Good Sized Commercial Kitchen**
- ▶ **Potential for Alternative Uses (subject to planning)**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

62A East Street (A325) is well located to the East of Farnham Town Centre, on a busy access Road funnelling the Eastern and Western vehicle traffic in and out of the Town centre. Farnham main line railway station is within walking distance and provides a frequent service to London Waterloo (approx 55 minutes).

Farnham is an attractive and historic Surrey town, strategically located some 39 miles from London and is easily accessible from the M3 via the Blackwater Valley Route. The A3 and M25 are reached via the A31 Hog's Back.

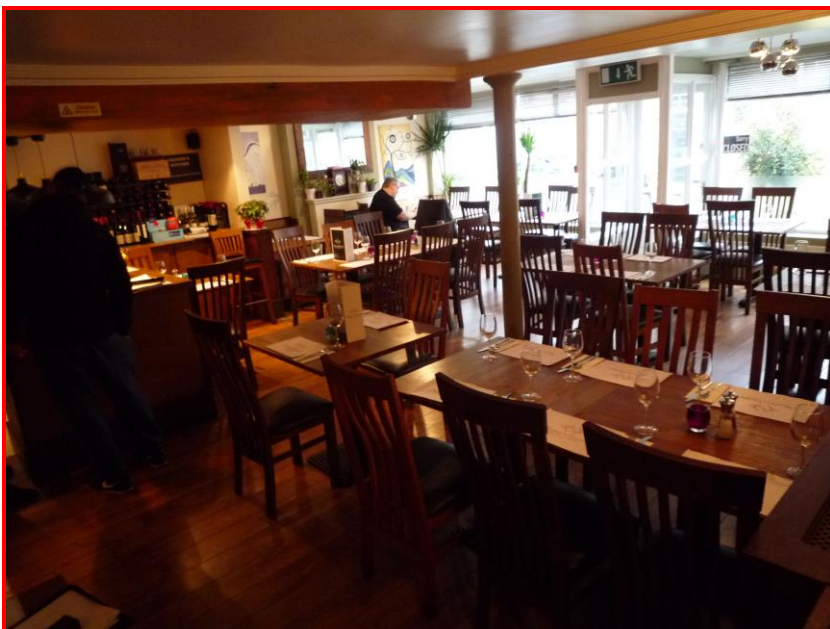
There is a public car park located off of Dogflud Way, within only a few minutes walk of the property.

DESCRIPTION

The property to be sold comprises a Triple Fronted and Prominent restaurant/retail premises with room for approximately 85 dining customers. The current lease on the premises is due to expire on the 1st March 2020 and has a passing rent of £22,000 pax. Therefore, vacant possession of the premises should be available as from the 2nd March 2020.

The property has been used as a restaurant (type A3 planning use) for many years, and is currently let to Heaven's Kitchen Mediterranean Steak House who have been successfully trading from the property, however, their lease is due to expire in March 2020.

Under the provisions of A3 planning consent the premises can also be used for type A1 (Retail) or type A2 (Financial Services) without the need of a formal change of use.



ACCOMMODATION

Approximate floor areas as follows:-

Restaurant/Sales Area	1,045 ft ²	97 m ²
Commercial Kitchen	276 ft ²	25.6 m ²
Total Area	1,321 ft²	122.6 m²



OCCUPATIONAL LEASE

The current lease/tenancy is due to expire on the 1st March 2020 and the lease has a passing rent of £22,000 pax.

FOR SALE

The freehold interest of the property is available For Sale at a figure £360,000.

There are two flats forming the upper floors of the property, we understand that one flat was sold off on a 99 year ground lease in 1989 and the other flat had the ground lease extended to 125 years in 2014, both flats are subject to fixed ground rents of £150 per annum, per flat.

VAT

We understand from our client that the property has NOT been elected for VAT.

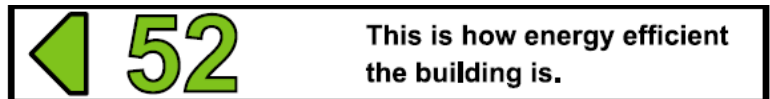
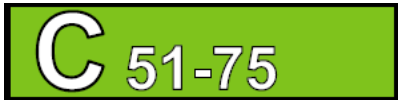
LEGAL COSTS

Each party to pay their own legal costs in the matter.

BUSINESS RATES

A rateable value of £19,000, which computes to a rates payable figure of around £9,329, based on the national rates multiplier of £0.491 pence in the pound. For any further information on the rates please contact Rushmoor Borough Council on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent:**

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18/023C