

**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

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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 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**.



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NOTE:

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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

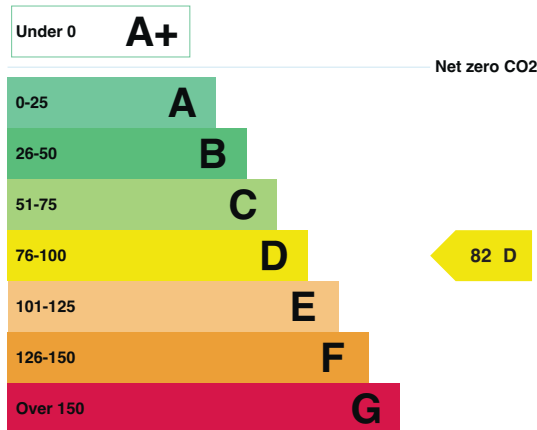
Properties can be let if they have an energy rating from A+ to E.

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.



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