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ALL ENQUIRIES

PRIME TOWN CENTRE PROPERTY WITH DEVELOPMENT POTENTIAL



La Castilla

1-2 Castle Street, Farnham, Surrey, GU9 7HR

- ▼ Gross frontage 12.25m
- ▼ Prime position in historic market town
- ▼ May suit alternative uses A1/A2/A3 STP
- ▼ Bar with seating & lounge areas
- ▼ Kitchen
- ▼ 2 upper floors (6 rooms)
- ▼ FREEHOLD FOR SALE or TO LET

Hurst Warne
hurstwarne.co.uk
01483 866052
01252 816061

La Castilla

1-2 Castle Street, Farnham, Surrey, GU9 7HR

LOCATION

Farnham is a historic market town located in Surrey, some 42 miles south west of London and serves a population of around 115,000. By road, Guildford is 11 miles east, Aldershot is 4 miles to the north east and Winchester, 28 miles south west.

The property is situated in the primary retail area fronting the historic Castle Street next to the junction with The Borough. Nearby, retailers include major high street brands such as Boots and Next and national restaurant brands including Pizza Express and Zizzi.

DESCRIPTION

This 3 storey property has an attractive double bow window frontage to Castle Street with 3 entrance doors leading to the bar and seating areas on the ground floor. Also, on the ground floor is the kitchen, stores and toilets. The 2 upper residential floors are accessed internally and offer 6 rooms plus a kitchen and bathroom. There is also a large basement area for storage.

PLANNING

We understand the property, which is a Grade II listed building, benefits from A4 use. The property could be used for an alternative use such as A1 (Retail), A2 (Financial & Professional Services) or A3 (Restaurant & Cafe) subject to planning. We understand the premises holds a Licence (LN/000001328) for Alcohol Sale and Live Music. We would recommend all interested parties make their own enquiries with Waverley Borough Council.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property under the 2010 assessment is £22,000.

SERVICES

We understand that water, drainage, gas and electricity are connected or available to the property. Interested parties are advised to check this position with their advisors/contractors.



PRICE

Offers in excess of £900,000. VAT; All figures quoted do not include VAT which may be payable at the current prevailing rate.

MEASUREMENTS

The property provides the following approximate Gross Internal areas;

Basement: 90 sq m 968 sq ft

Ground Floor: 125 sq m 1,345 sq ft

First & Second Floor: 180 sq m 1,972 sq ft

Total: 395 sq m 4,250 sq ft

GENERAL NOTES

Local authority; Waverley Borough Council
Waverley Borough Council,
The Bury, Godalming
Surrey GU7 1HR
United Kingdom
Telephone: 01483 523333

VIEWING

Strictly by appointment with the sole selling agents
Hurst Warne
Email: peter@hurstwarne.co.uk
Telephone: 01483 866052



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Energy Performance Certificate

Non-Domestic Building



La Castilla Tapas Bar
1-2 Castle Street
FARNHAM
GU9 7HR

Certificate Reference Number:
0960-4991-0329-5680-9040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	123
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	207.26

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

95 If typical of the existing stock