

**FREEHOLD PUB WITH VACANT POSSESSION
FARNHAM, SURREY****LAMB PH, 43 ABBEY STREET, FARNHAM, SURREY, GU9 7RJ**

- Historic market town pub with living accommodation
- Trade terrace / patio plus rear garden / land
- Situated within 250 metres of Farnham Railway Station and a short distance from the town centre
- Site area of approximately 457 sq m (4,922 sq ft)
- May suit redevelopment / alternative uses (subject to necessary consents)

VIRTUAL TOUR**OFFERS IN THE REGION OF £395,000 (PLUS VAT IF APPLICABLE)****SUBJECT TO CONTRACT (Sole selling agent)**

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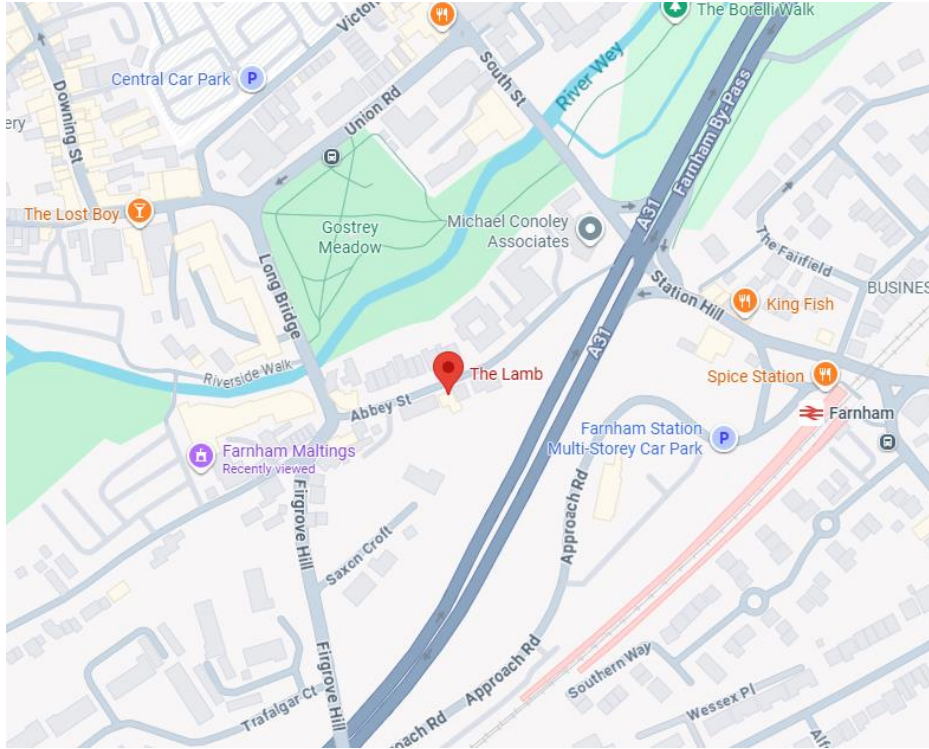
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Money Laundering

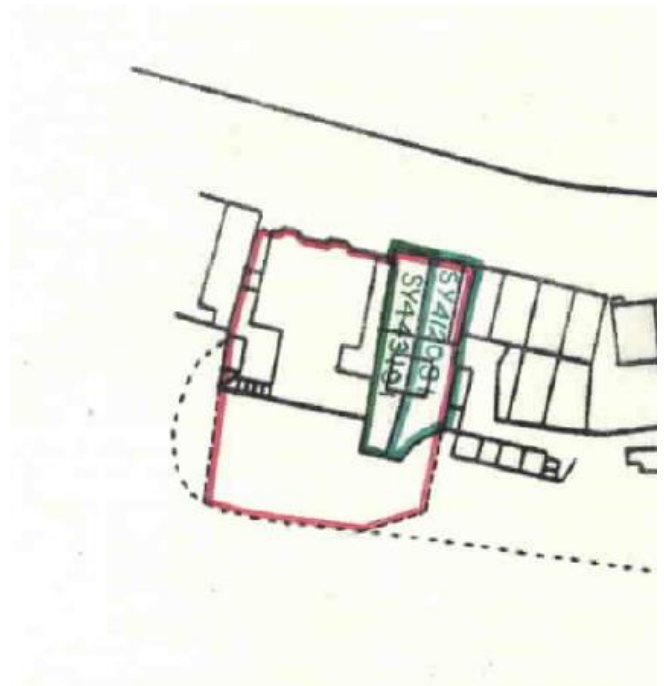
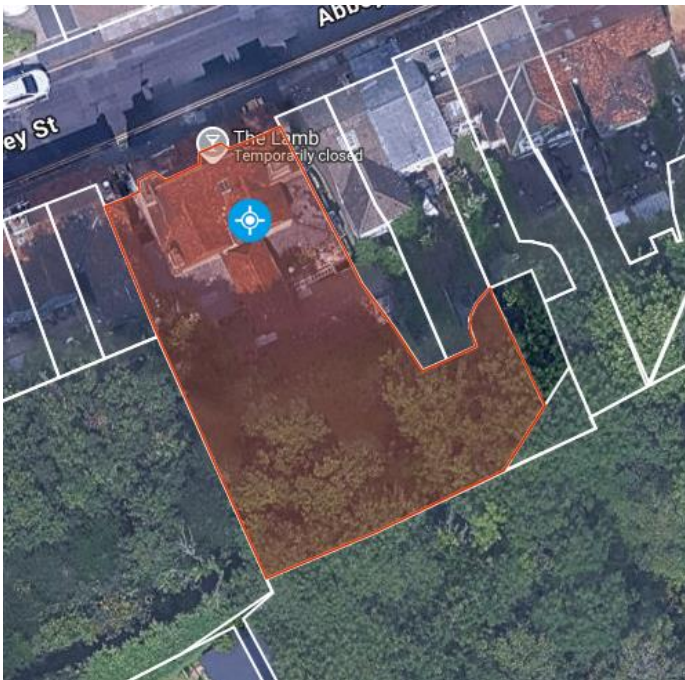
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan - [Link to Location Map](#)



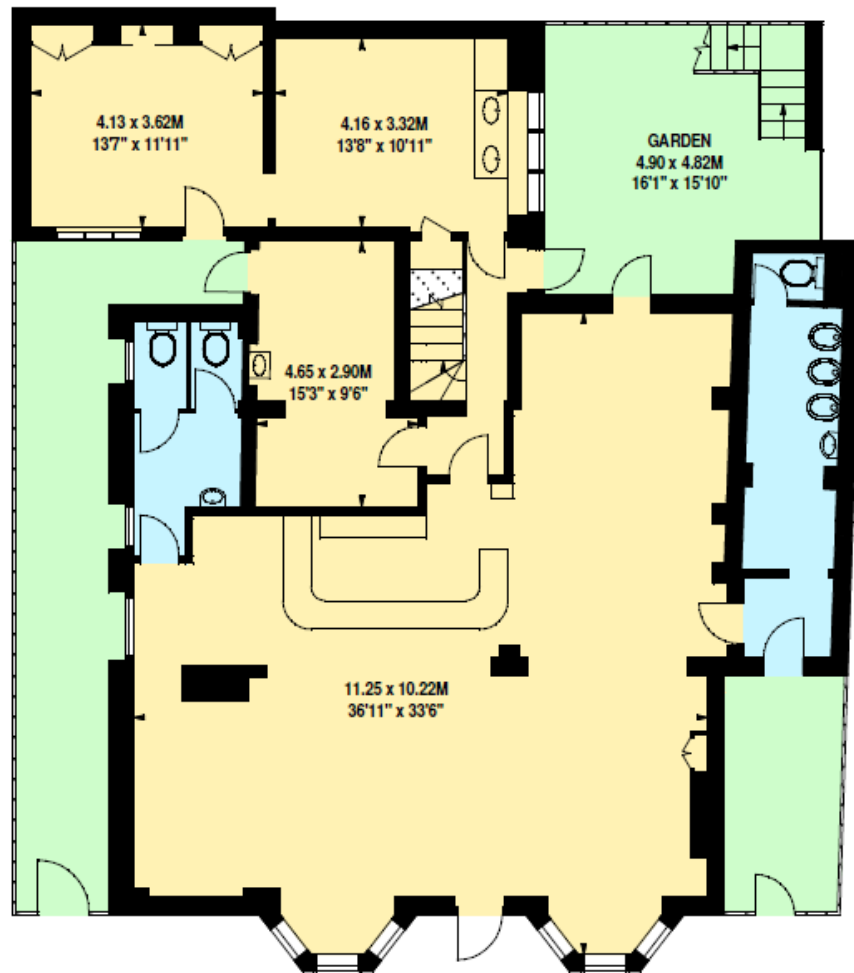
Google Maps. Not to scale - Provided for indicative purposes.

Site Plans

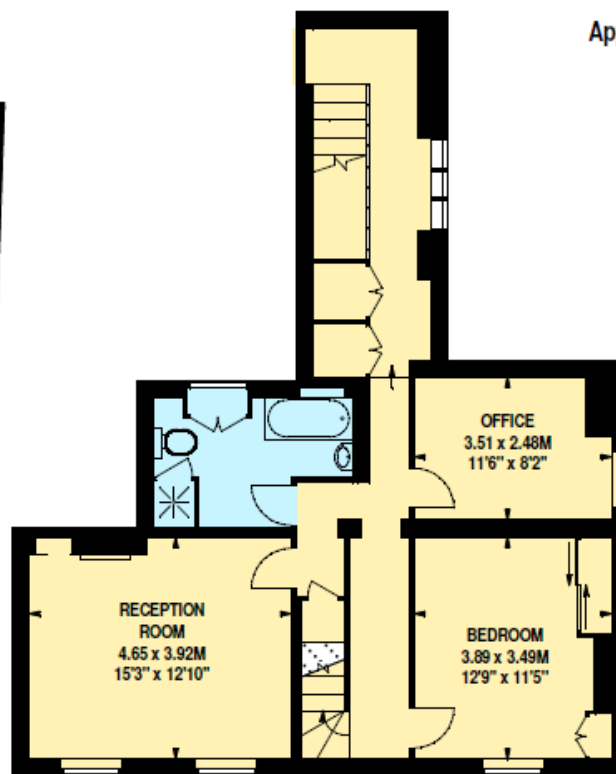


Sources: Land Registry & Nimbus Maps. Not to scale - provided for indicative purposes only.

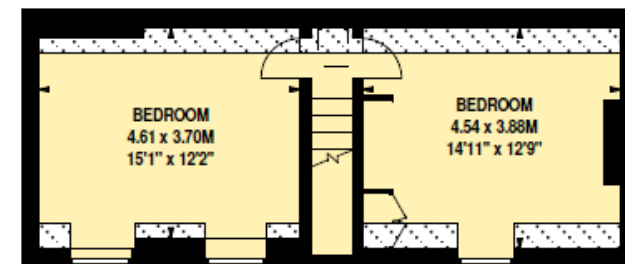
Floor Plans - [Click here to view the 3D Virtual Tour](#)



Ground Floor
159.0 sq m / 1712 sq ft




First Floor
74.2 sq m / 799 sq ft



Second Floor
39.5 sq m / 425 sq ft

The Lamb Public House,
Abbey Street,
Farnham, GU9

Approximate Gross Internal Area 273 sq m / 2939 sq ft

 Under 1.5m head height

