

TOWN CENTRE LOCATION
FREEHOLD INVESTMENT COMPRISING
GROUND FLOOR & UPPER PARTS
FOR SALE/MAY LET IN PARTS



4 HIGH STREET • HASLEMERE • SURREY • GU27 2LY

LOCATION:

The period property is situated in a prominent position being close to the junction of the High Street and Lower Street. Haslemere is a prosperous and attractive Market Town situated in the South West corner of Surrey close to the West Sussex and Hampshire border and benefits from good road connections to London (44 miles via the A3), the ferry port at Portsmouth (26 miles) whilst both Gatwick and Heathrow Airports are some 40 miles and 50 miles distant respectively.

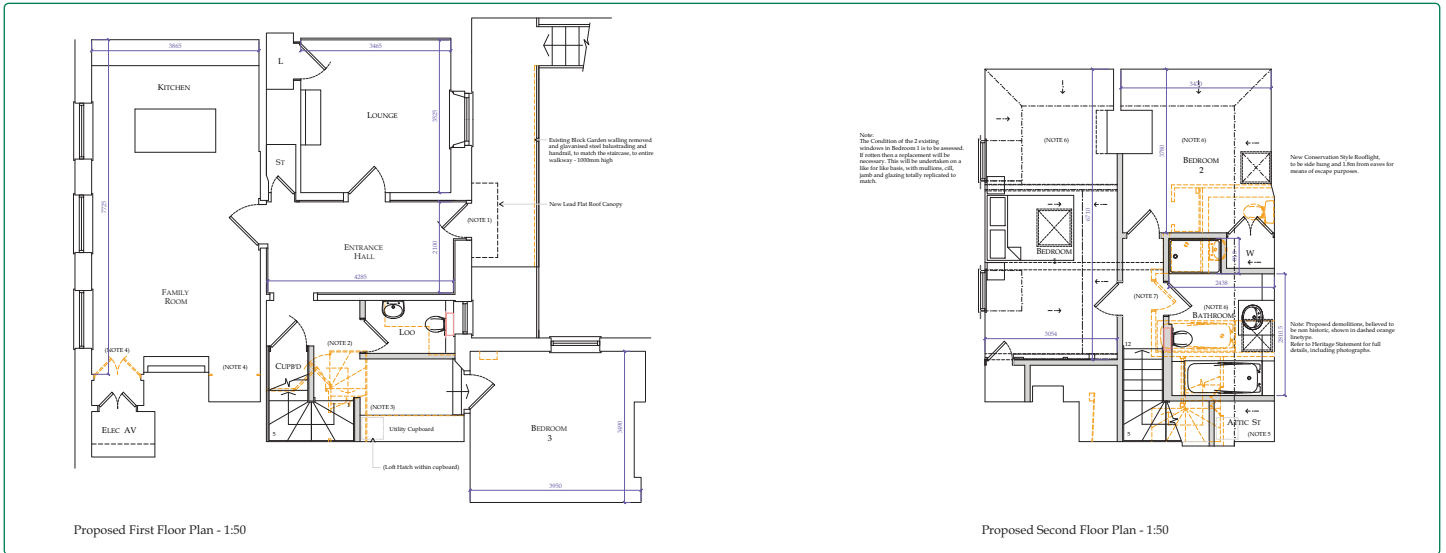
Haslemere mainline railway station is within a 10 minute walk and provides a fast and regular service to London (Waterloo). Haslemere town centre offers a selection of restaurants, pubs and cafes, alongside a good mix of multiple and independent retailers in the town to include Waitrose, Caracoli, Lloyds Bank, Lloyds Pharmacy, Space NK, Oasis, Costa Coffee and many others.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

The period building commands a prominent position close to the crossroads with the main High Street and Lower Street and has been trading until recently as an Art Gallery, only available as our client has other business interests and commitments abroad.

In view of these circumstances, our client is prepared to either sell the entire demise freehold, or, consider a letting of parts – Ground floor lock-up shop premises, long leasehold interest in the self-contained residential accommodation above.

ACCOMMODATION: (All areas are approx)

Ground Floor Retail: Approximately 530 sq ft (49.25 sq m)

Kitchenette: Not Measured

WC/Cloak: Not Measured

Outside: Small lock-up storage/office

Outside: Garden/Yard with pedestrian access to College Hill

RESIDENTIAL:

Self-Contained:

Listed 3 bedroom self-contained flat, currently being completely re-furbished.

TENURE:

The premises are offered either on new leases, with flexible terms to be agreed, or Freehold offers invited at the figure of **£550,000.00**.

VAT:

The property is not elected for VAT.

LEGAL COSTS:

Each party to bear their own professional and legal costs in any transaction.

BUSINESS RATES:

Rateable Value: £9,800.

Rates Payable approximately: £4,811.80.

NB: Small Business Rate Relief may be applicable subject to status.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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