

PROMINENT TOWN CENTRE LOCATION

TO LET (*On Flexible Terms*)

1,320 sq ft (122.65 sq m) approx.



18 HIGH STREET • HASLEMERE • SURREY • GU27 2HJ

LOCATION:

The property is situated in the centre of Haslemere in a prominent position being close to the junction of the High Street and Petworth Road. Haslemere is a prosperous and attractive Market Town situated in the South-West corner of Surrey close to the West Sussex and Hampshire border. Haslemere 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 close by 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 within close proximity, retailers already established in the town include Waitrose, Boots the Chemist, Space NK, Costa Coffee and many others. *ctd.>*

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- LOCATION *ctd.*:** More generally, good state and independent schooling is available nearby together with ample sports and leisure facilities including numerous places of interest including The Devils Punchbowl, Hindhead Commons, The Surrey Hills Area of Outstanding Natural Beauty whilst the South Downs National Park is close by.
- More extensive shopping facilities and leisure amenities are available nearby at Farnham (12 - miles) and Guildford (14 - miles).
- DESCRIPTION:** The premises comprise a prominent and detached Grade II Listed property situated in the centre of Haslemere being of brick construction beneath a pitched and tile covered roof. The ground floor accommodation is presently 413 sq ft, whilst the first floor is currently arranged so as to provide additional offices, kitchen and WC facilities extending to some 905 sq ft of NET office space. The first floor also has a separate rear access leading to Petworth Road whilst there is also a small courtyard area to the rear.
- ACCOMMODATION:** *(all areas are approx.)*
- Ground floor:**
No 18 (Left hand retail unit) 413 sq ft
- First floor:**
Internal and external access leading to 1st floor comprising:
6 x offices 905 sq ft
Galley Kitchen, Male and Female WC facilities.
- LEASE:** The property is available by way of a new lease on flexible terms.
- RENT:** **£30,000.00 per annum.**
- BUSINESS RATES:** Rateable Value: *TBC*
Rates Payable: *TBC*
- VAT:** The property has not been elected for VAT.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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