

COMMERCIAL 'CLASS E' PREMISES

TO LET (MAY SELL)
620 sq ft (58 sq m) approx.

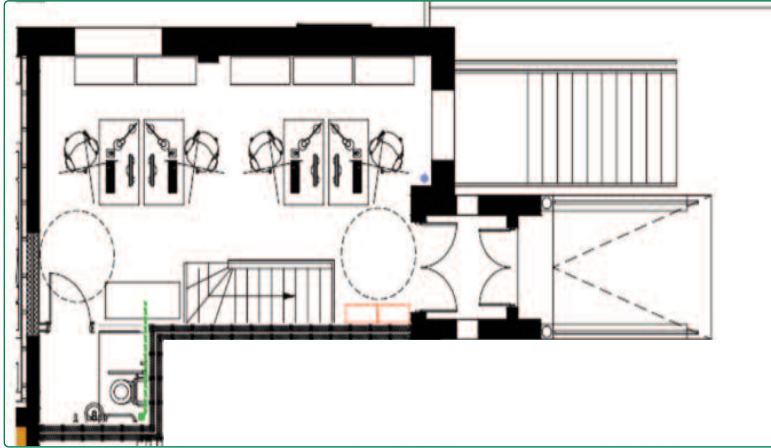


LANSDOWN HOUSE • HEADLEY ROAD • GRAYSHOTT • SURREY • GU26 6LJ

LOCATION:

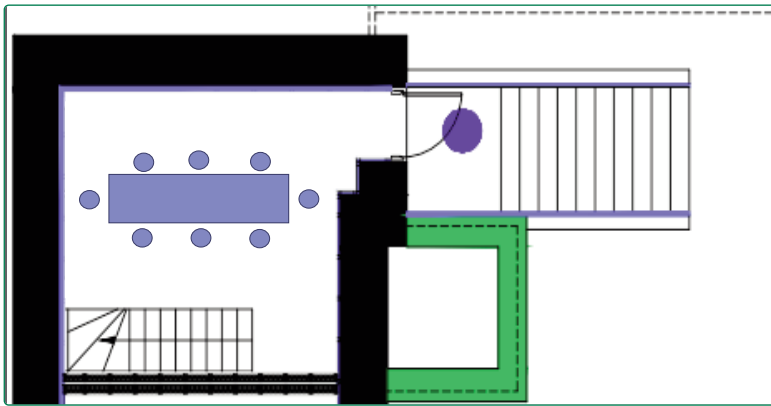
The property is situated in the heart of Grayshott Village, close to an assortment of Shops, restaurants and amenities. Grayshott is conveniently located for access to the main A3 (London to Portsmouth Road) whilst Haslemere main line station (3 ½ miles distant) provides a direct link into London (Waterloo).

Ground Floor & Entrance



Plans and CGIs

Lower Ground Floor



Option 1



Option 2



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Artist's Impression CGIs - Basement Light-Well



DESCRIPTION:

The available accommodation is arranged over the ground and basement floors of a prominent town centre building that has been tastefully restored and provides commercial floorspace that would conceivably work for an assortment of commercial uses whether office/retail/studio/medical consultancy/health/well-being etc...

ACCOMMODATION: *(All areas are approx.)*

Ground floor	sq ft
Basement	sq ft
Total	620 sq ft (58 sq m)

TERMS:

The premises are available to lease by way of a new lease for a term to be agreed, alternatively our clients may sell the ground floor.

RENT:

£18,000.00 per annum exclusive (subject to terms) OR ...

FOR SALE PRICE:

£270,000.00

VAT:

VAT will not/be applied to the rental/sale.

BUSINESS RATES:

TBC.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

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



Rod Walmsley
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