

WELL LOCATED RETAIL/RESIDENTIAL INVESTMENT HASLEMERE TOWN CENTRE

Currently producing a Gross Annual Income of £27,600.00 per annum exclusive.

FREEHOLD FOR SALE



2B & 2C HIGH STREET • HASLEMERE • SURREY • GU27 2LY

LOCATION:

The premises are approximately 100 yards from the junction with Petworth Road. Haslemere is a prosperous west Surrey town that provides day-to-day shopping, with a good selection of both state and private schools close by. Retailers include: Costa Coffee, Boots, Waitrose, Space NK & the Cuppa Club.

Transport links are excellent with the nearby A3 giving access northbound to Guildford (18 miles), London (44 miles) and the M25 southbound to Petersfield (17 miles), Portsmouth (26 miles) and the M27. Haslemere station provides frequent fast services (London - Waterloo approx. 45 minutes). Both Heathrow and Gatwick airports are within easy reach via the M25.

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

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION:

The investment comprises a pair of mixed-use, semi-detached units, arranged over three floors, comprising retail and residential accommodation. The properties are arranged as follows:

2B

Ground floor: Retail
 1st Floor: Residential flat
 2nd Floor: Residential flat

2C

Ground floor: Retail
 1st Floor: Residential flat
 1st Floor: Residential flat

Note: Zoned Floor Areas available upon request.

NOTE: Note:

ACCOMMODATION:

LEASE DETAILS:

1. The upper parts are sold off by way of long leases with each lease subject to a ground rent of £100.00 per annum, the leases drawn for a period of 125 years from 25th March 1991.

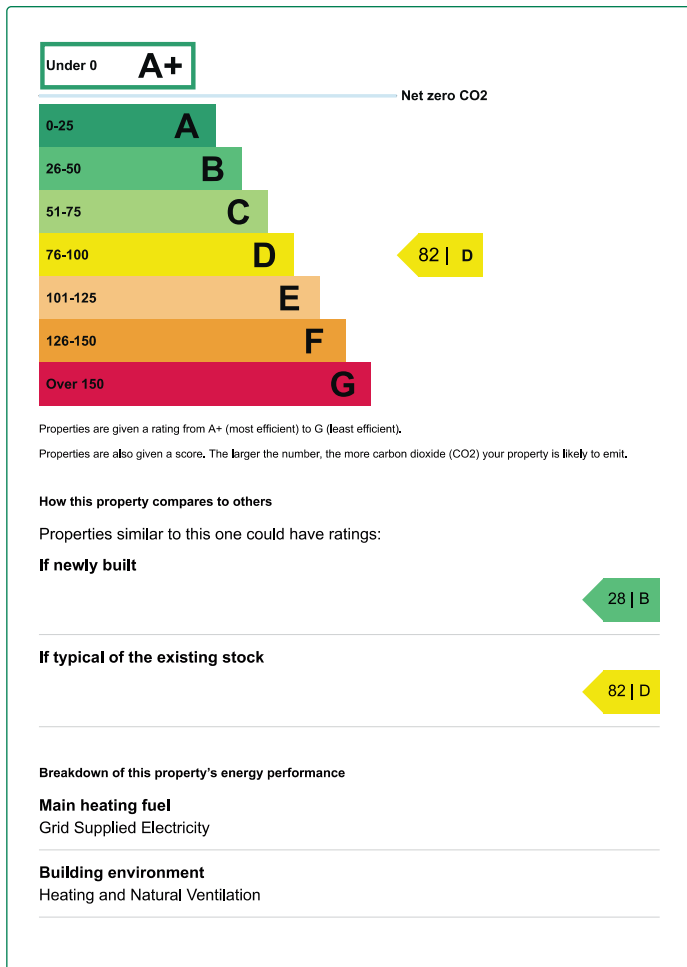
2. Unit 2B is let to Neil Shallard t/a as Clinic on the Hill by way of a 10-year FRI lease which expires on the 13th August 2027. The current rent payable is £13,200.00 per annum.

3. Unit 2C is let to The Tatum Trust CIO by way of a 12-year FRI lease which expires on the 14th December 2035. The current rent payable is £14,000.00 per annum subject to increments to £16,000.00 per annum in June 2027 and £18,000.00 in June 2031, the tenant has the benefit of break options on the same dates subject to written notice.

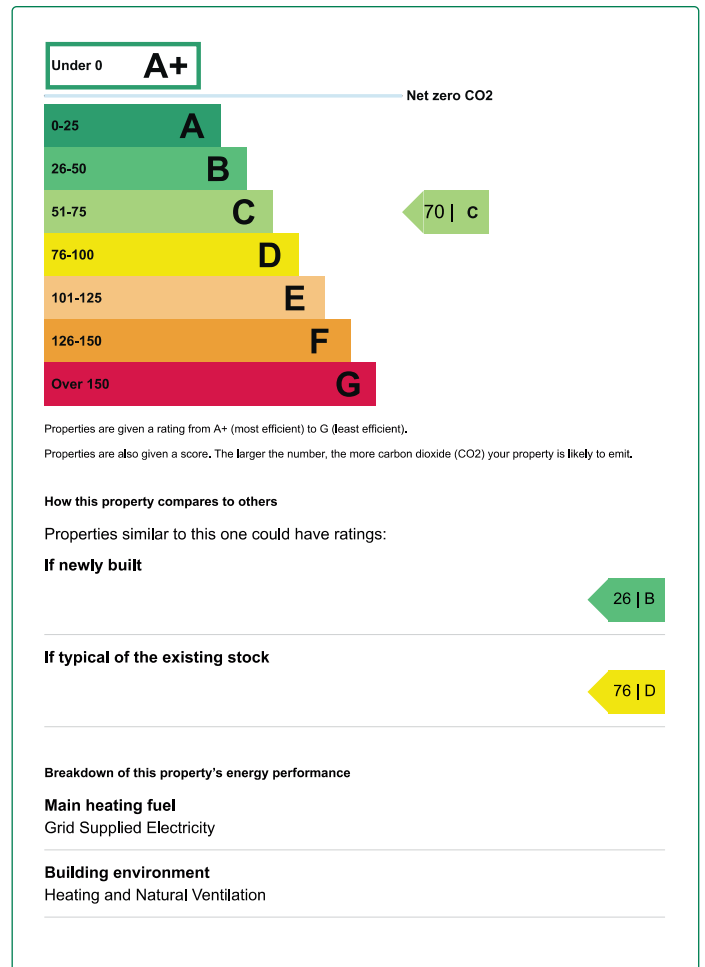
EPC:

Energy Performance Charts as set out below:

2B



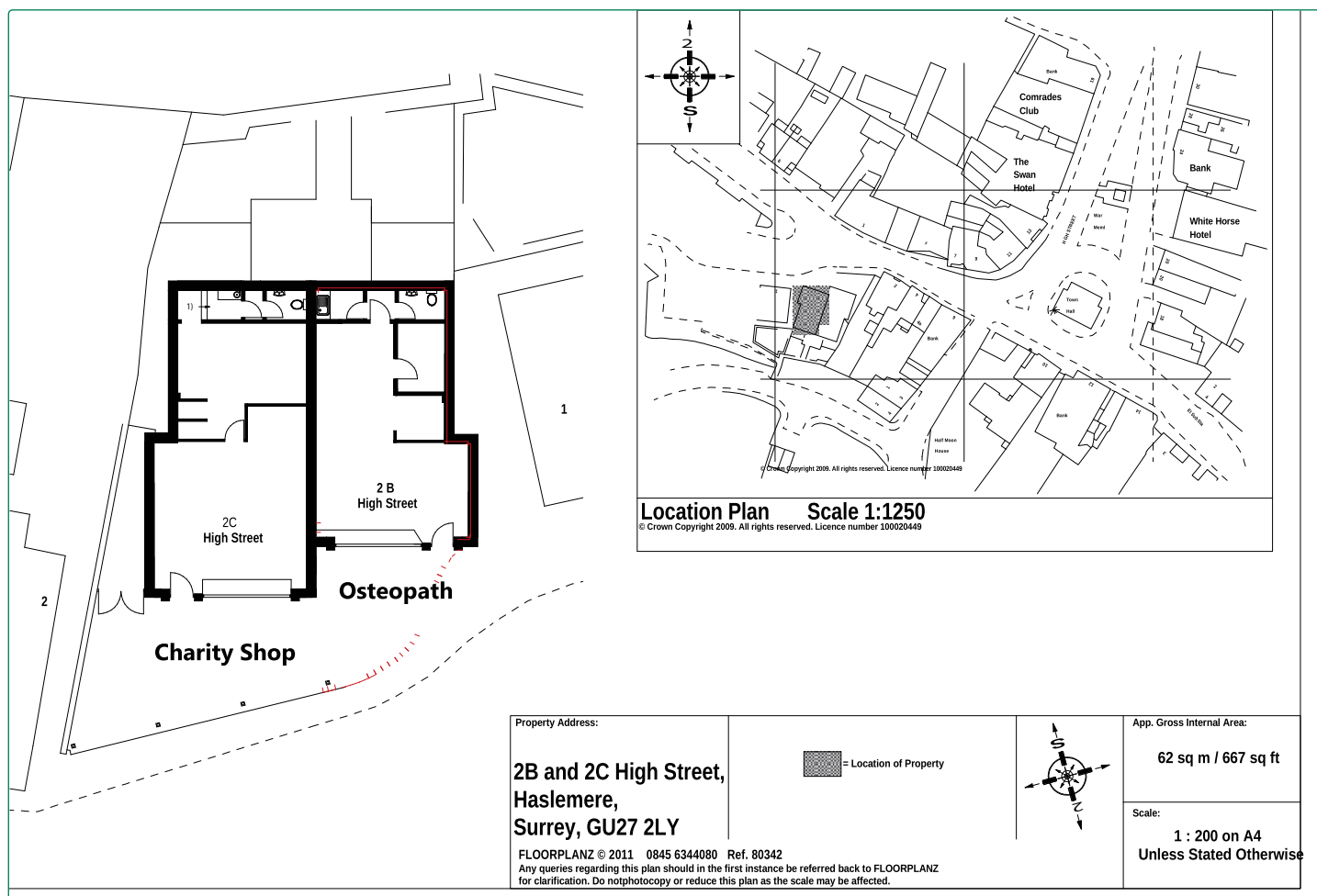
2C



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- TENURE:** Current income: £27,600.00 pa.
- PRICE:** £375,000.00 to reflect a Gross Initial Yield of 7.36% approx.
- VAT:** The property has been elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in any transaction.
- BUSINESS RATES:** 2B: Rateable Value: £11,750.00 (Shop & Premises).
2C: Rateable Value: £14,750.00 (Shop & Premises).
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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NOTE:

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