

## **PROMINENT E CLASS PREMISES TO LET**

*775 sq. ft (71.8 sq. m) approx.*



**HUTS CORNER • TILFORD ROAD • HINDHEAD • SURREY • GU26 6SF**

### **LOCATION:**

The property is situated in the centre of Hindhead with direct frontage to London Road the A3 - (London to Portsmouth Road) adjacent to its junction with the A287 (Haslemere to Farnham Road). The A3 provides fast and direct access to London (50 minutes) whilst the M25 Orbital Motorway can be reached in approximately 40 minutes at Junction 10 (Wisley).

Hindhead itself is a small village located in the administrative area of Waverley Borough Council and comprises secondary shopping facilities and amenities in the immediate area, more extensive shopping facilities and amenities are available at Farnham and Haslemere whilst more regional facilities are available at Guildford. Haslemere mainline station is located some 2½ miles distant, which provides a regular service to London (Waterloo) in approximately 50 minutes.

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**DESCRIPTION:** The single-story premises occupy a commanding trading location at the junction of the Farnham/Hindhead/Haslemere roads with a number of independent traders on the parade and, the Devils' Punchbowl car park and café in close proximity.

**ACCOMMODATION:** *The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:*

**Office/Retail 1:** 8.0m x 5.3m narrowing to 1.45m

**Office/Retail 2:** 9.7m x 4.8m

**Kitchenette:** Not Measured

**W/C 1:** Not Measured

**WC/Cloakroom:** Not Measured

- **Gas Central Heating**
- **Parquet Flooring**
- **Inset plus spot lighting**

**TENURE:** The premises are offered on new lease with flexible terms to be agreed.

**VAT:** The premises are not elected for VAT.

**LEGAL COSTS:** Each party to bear their own Professional and Legal costs.

**BUSINESS RATES:** Rateable Value: **£9,300.00**

Rates Payable: **£4,640.00 per annum for the current 2023/24 financial year.**

**NB: Small Business Rate Relief may apply i.e. No Rates Payable subject to status.**

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



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**NOTE:**

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