

EXTENSIVE FRONTAGE

PROMINENT LOCATION

Gascoignes

CHARTERED SURVEYORS

GUILDFORD 01483 538131

www.gascoignes.com

SHOWROOM + WORKSHOPS + FORECOURT TO LET (NEW LEASE)

7,749 sq ft (720 sq m) approx.



SPUR GARAGE • MIDHURST ROAD • FERNHURST NR HASLEMERE • WEST SUSSEX • GU27 3EE

LOCATION: The property is situated in the centre of Fernhurst with direct frontage to the Midhurst Road. Access to Midhurst (5 miles) and Haslemere (4 miles) is straight forward whilst the A3 (London to Portsmouth Road) can be connected at nearby Hindhead whilst Haslemere main-line railway station provides fast and regular services to both London (Waterloo) and Portsmouth. There is a good range of neighbourhood shops and amenities in Fernhurst with a wide selection of pubs and restaurants in the wider area.

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- DESCRIPTION:** The premises comprise a prominent and well appointed Vehicle Showroom with direct and extensive frontage to the Midhurst Road together with Offices, Stores and Mezzanine floorspace together with extensive Workshops and Vehicle service Accommodation which can also be separately accessed via a side/rear driveway. The premises also benefit from an extensive vehicle display area immediately adjacent to the Showroom.
- ACCOMMODATION:** *Please note that the sizes quoted are approximate: NB see detailed breakdown:*
Showroom
Office
Workshops
Mezzanine
Kitchen and WC facilities
Total **7,749 sq ft 720 sq m**
External display (20 × cars approx.)
- PLANNING:** The premises have been used for many years as a Garage Showroom and vehicle workshop. Alternative uses (Subject to Planning) might be considered by our clients.
- RENT:** **£80,000.00 per annum subject to terms.**
- VAT:** The premises are not elected for VAT.
- EPC:** Energy Performance Certificate (EPC) - the current energy rating is 'E' which is valid until 16th March 2029.
- BUSINESS RATES:** £58,500.00 (Showroom & Premises).
Rates payable: £29,952.00 per annum, approx.
- 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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NOTE:

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ACCOMMODATION: Detail: *Please note that the sizes quoted are approximate:*

Ground floor showroom	128.44 sq m	
Ground floor office	31.11 sq m	
Ground floor workshop	228.96 sq m	
Ground floor works office	13.86 sq m	
Ground floor works office	24.95 sq m	
Ground floor mess/staff room	6.94 sq m	
Ground floor internal storage	3.88 sq m	
Mezzanine floor internal storage	38.71 sq m	
Ground floor workshop	46.65 sq m	
Ground floor internal storage	17.85 sq m	
Ground floor workshop	64.95 sq m	
Ground floor internal storage	46.24 sq m	
Ground floor internal storage	55.14 sq m	
Ground floor staff toilets	5.41 sq m	
Ground floor staff toilets	6.8 sq m	
Total	720 sq m	(7,749 sq ft) approx.

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