

RETAIL (CLASS E) PREMISES
+ Self Contained 3 x Bedroom Flat
Freehold For Sale (May let)
Ground floor area – 880 sq ft approx.



6/6A MIDHURST ROAD • FERNHURST • HASLEMERE • SURREY • 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 property comprises a detached property built in the 1960s, comprising (Class E) ground floor retail space arranged to provide retail sales area and rear/ancillary stores, together with kitchen and WC facilities.



To the first floor and accessed separately from the side, is a spacious apartment comprising main lounge, kitchen and bathroom and three bedrooms.

ACCOMMODATION:

Accommodation: (all areas and dimensions are approx)

Ground Floor Retail:	Main sales area	456 sq ft
	Rear sales/stores	76 sq ft
	Office	70 sq ft
	Kitchen/WC facilities	
	Total	880sq ft

First floor Flat:	Main lounge
	Kitchen
	Bedroom (1)
	Bedroom (2)
	Bedroom (3)
	Bathroom

Outside: Private car parking to the side & rear for 6-8 cars

TERMS:

The property is available for sale on a Freehold basis with full vacant possession. Alternatively, our client may consider letting the premises as a single entity on terms to be agreed.

PRICE:

£475,000.00 Freehold with vacant possession

BUSINESS RATES:

Ground floor 'Shop & Premises' £6,000.00.

First floor flat Council Tax Band A

VAT:

The property is NOT elected for VAT.

LEGAL COSTS:

Each party to bear their own Legal and Professional costs.

VIEWING:

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
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NOTE:

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Energy performance certificate (EPC)

6A MIDHURST ROAD
FERNHURST
GU27 3EE

Energy rating
D

Valid until: **1 July 2031**

Certificate number: **3639-0623-8000-0562-7206**

Property type Top-floor flat

Total floor area 78 square metres

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Energy performance certificate (EPC)

6 MIDHURST ROAD FERNHURST GU27 3EE	Energy rating C	Valid until: 6 July 2031 Certificate number: 5448-0296-0941-7350-6136
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

