

## **FREEHOLD INVESTMENT PROPERTY**

**COMPRISING TWO SHOPS, ONE x 1 BEDROOM FLAT AND ONE x 2  
BEDROOM FLAT - BOTH LET ON AST'S PLUS 4 CAR PARKING SPACES**



**98 - 100 WEYHILL • HASLEMERE • SURREY • GU27 1HS**

### **LOCATION:**

Located in a vibrant neighbourhood area, local users nearby include Marks & Spencer Food, plus many well established local traders, restaurants and cafes. Weyhill is about 1 mile from Haslemere town centre and about 2 miles off the A3 at Hindhead.

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

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**DESCRIPTION:**

The property comprises a detached mixed use investment property, probably dating back to the early 20th century, with recent improvements including a new roof and replacement windows on the flats. Constructed of brick with rendered elevations under a pitched and tiled roof. Features include rear access and parking for four cars.

**ACCOMMODATION:**

**1. 98 Weyhill, Haslemere** - Let on a 5 year full repairing and insuring lease from August 2022, outside the 1954 Landlord and Tenant Act, let at a rent of £12,000 pax (no VAT) with a tenant-only break clause after 3 years, subject to 3 months prior notice.

**2. 100 Weyhill, Haslemere** - Recently vacant.

**3. 98a Weyhill, Haslemere** - Let on an Assured Shorthold Tenancy (AST) at £750 pcm.

*Details on request.*

**4. 100a Wey Hill, Haslemere** - Let on an assured shorthold tenancy (AST) at: £1,000.00 pcm. *Details on request.*

**TERMS:**

**FOR SALE**, subject to contract.

**EPC:**

98 Weyhill D rating expires 26th June 2025.

100 Weyhill D rating expires 26th June 2025.

**PRICE GUIDE:**

**£595,000.00**

**VAT:**

The premises are not elected for VAT.

**BUSINESS RATES:**

Rateable Value: £4,000.00 'Store & Premises'.

**Note:** Prospective purchasers might benefit from 'Small Business Rates Relief'.

Own enquiries should be made to Waverley Borough Council.

**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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Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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