

**FREEHOLD INVESTMENT
FOR SALE**

**ICONIC & PROMINENT PREMISES FEATURING 7 'E'
CLASS UNITS LET OUT ON 3 SEPARATE LEASES**



OLD STABLE MARKET • HIGH STREET • HASLEMERE • SURREY • GU27 2HJ

LOCATION:

The property is situated in the centre of Haslemere in a prominent position being close to the junction of the High Street and Petworth Road. Haslemere is a prosperous and attractive Market Town situated in the South-West corner of Surrey close to the West Sussex and Hampshire border. Haslemere benefits from good road connections to London (44 miles via the A3), the ferry port at Portsmouth (26 miles) whilst both Gatwick and Heathrow Airports are some 40 miles and 50 miles distant respectively.

Haslemere mainline railway station is close by and provides a fast and regular service to London (Waterloo). The town centre offers a selection of restaurants, pubs and cafes alongside a good mix of multiple and independent retailers within close proximity. Retailers already established in the town include Waitrose, ASK Italian, Costa Coffee, Boots Pharmacy, Space NK and many other independent establishments, including the newly opened Banking Hub in the ex-Lloyds Bank building at the top of the Town.

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DESCRIPTION: The Old Stable Market and its buildings are of single storey brick construction under tiled roofs comprising of seven ground floor lock up 'E' Class Units and currently occupied by three business tenants on standard RICS Small Business Leases.

ACCOMMODATION: The property consists of following accommodation: *(all areas are approx.)*

- **Units 1, 2 & 3:** Ground Floor approximately 791 sq. ft (73.53 sq. m)
- **Unit 4:** Ground Floor approximately 231 sq. ft (21.47 sq. m)
- **Units 5, 6 & 7:** Ground Floor approximately 340 sq. ft (31.63 sq. m)

NB: WC: Not Measured

TENURE:

Units 1, 2 & 3: 5 years Lease from 01/05/2023 to 30/04/2028 at £15,000.00 pa throughout the term to include 1 x car parking space.

Unit 4: 5 years lease from 01/02/2021 to 31/01/2026 at £4,994.00 pa throughout the term.

Units 5, 6 & 7: 5 years Lease from 01/03/2021 to 28/02/2026 at £7,092.00 pa throughout the term to include 4 x car parking spaces.

PRICE: **£345,000.00 for the Freehold Interest.**

Please note there is an Overage Agreement in place with Punch Retail in terms of any future development schemes/proposals.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs.

BUSINESS RATES: **Rateable Values for the Financial Year 2024/2025:**

Units 1, 2 & 3: **£8,400.00**

Unit 4: **£2,350.00**

Units 5, 6 & 7: **£4,850.00**

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



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