

**PROMINENT COMMERCIAL PREMISES (CLASS E)
& SELF CONTAINED FIRST FLOOR FLAT**
APPROX: 650sq ft [60 sq m] approx.
TO LET ON NEW LEASE



80 WEY HILL • HASLEMERE • SURREY • GU27 1HN

LOCATION:

The premises are situated in a prominent position fronting Weyhill amongst an assortment of Shops, Restaurants and Cafes and located a short distance from Tesco and M&S Foods. Haslemere Station is within $\frac{3}{4}$ mile whilst the A3 (London to Portsmouth Road) can be connected at Hindhead which is some $2 \frac{1}{2}$ miles to the West.

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

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DESCRIPTION:

The premises were formerly occupied by Co-op Funeral Services and are currently vacant. Currently the accommodation is presently arranged so as to provide 3 main offices together with rear storage, kitchenette and WC facilities. The accommodation could however be opened up so as to provide 1 x large open plan area. A rear loading door provides direct access to the rear yard which provides car parking for 2/3 vehicles.

Situated on the first floor is a self-contained 2 x bedroom flat arranged to provide basic accommodation comprising Lounge, 2 x Bedrooms, Kitchen, Shower Room/WC.

ACCOMMODATION: (all areas are approx.)

Ground Floor:

With access to rear Yard

Room (1) (front left)	5.20 x 2.90	=	15.08
Room (2) (front right)	3.25 x 2.70	=	8.80
Room (3) (middle)	2.25 x 3.53	=	7.94
Room (4) (rear)	2.34 x 3.48	=	8.14

Kitchen/Single WC/Boiler Room/Store

Total: 60 sq m (650sq ft)

Access to rear yard and parking.



First Floor:

With separate access

Kitchen/Shower Room/WC

Lounge	3.15 x 3.89
Bedroom (1)	1.80 x 3.16
Bedroom (2)	3.13 x 4.30

TERMS:

The premises are available by way of a new Lease, for a term to be agreed.

RENT:

£20,000.00 per annum exclusive.

VAT:

The premises are not elected for VAT.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

BUSINESS RATES/

Description: Shop & Premises.

Rateable Value: £7,200.00

Rates payable: £3,593.00 per annum approx.

[NB: Small Business Rates Relief may apply.]

COUNCIL TAX:

The first floor flat falls within **Band B** of the **Council Tax Valuation Bands**.

VIEWING:

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



Rod Walmsley Andrew Russell
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