

**SUBSTANTIAL DETACHED OFFICE/  
CLASS 'E' BUILDING  
FREEHOLD FOR SALE**

*182 sq m (1,964 sq ft) approx.*



*Rear Parking for up to 8 cars*

**HAMILTON HOUSE • 39 KINGS ROAD • HASLEMERE • SURREY • GU27 2QA**

**LOCATION:**

The property is situated close to the Town Centre although set back from the main thoroughfare in an area comprising mostly medium density housing and commercial premises.

Haslemere is an attractive market town located in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road links to London (44 miles via the A3), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles).

*ctd.>*

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

**T: 01483 538131**

w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)

# HAMILTON HOUSE • 39 KINGS ROAD • HASLEMERE • SURREY • GU27 2QA

## LOCATION: *ctd.*

Haslemere offers visitors excellent restaurants, a range of accommodation and specialised independent shopping alongside national chains including Tesco and Boots. There are numerous golf courses and other sporting facilities available. Haslemere also benefits from a good section of shops, restaurants and amenities generally whilst more extensive shops and amenities are available at Guildford and Godalming located some 6 and 9 miles respectively to the northeast of Haslemere, access again being afforded via the A286 or the main A3 (London to Portsmouth Road).

## DESCRIPTION:

The property comprises a substantial detached property that probably dates from the late Victorian period being of brick construction beneath a pitched and tiled roof, the property extends to some 2,000 sq ft approx and is currently arranged to provide mixed-use space, the property principally comprising office accommodation on the ground and first floors although on the second floor there is a small self-contained flat. The space is reasonably well presented and would suit an assortment of commercial users but may also be suitable for conversion in to smaller residential units or a single dwelling (subject to the requisite consents and approvals). There is a large car park to the rear providing parking for some 6/8 cars.

## ACCOMMODATION: *(All areas are NET and approx)*

<b>Ground Floor:</b>	<b>Entrance Hall</b>		
	<b>Kitchen - rear</b>	<b>17.41</b>	<i>(Inclusive of Boiler Room)</i>
	<b>Office - front right</b>	<b>15.64</b>	
	<b>Office - front left</b>	<b>15.68</b>	
	<b>Office - rear right</b>	<b>13.23</b>	
	<b>Office - rear left</b>	<b>9.52</b>	<i>stairs to:</i>
<b>First Floor:</b>	<b>Office - front right</b>	<b>14.44</b>	
	<b>Office - rear right</b>	<b>14.96</b>	
	<b>Office - front left</b>	<b>13.72</b>	
	<b>Office - rear left</b>	<b>14.21</b>	
	<b>Office - middle</b>	<b>5.10</b>	<i>stairs to:</i>
<b>Second Floor:</b>	<b>Open plan living area</b>	<b>16.70</b>	
	<b>Kitchen</b>	<b>2.75</b>	
	<b>Shower Room/WC facilities</b>	<b>5.40</b>	
	<b>Bedroom</b>	<b>12.13</b>	
<b>Basement:</b>	<b>Basement Store</b>	<b>9.60</b>	
<b>Total (Net):</b>		<b>182.00</b>	<i>sq m (1,964 sq ft) approx.</i>
<b>Outside:</b>	<b>Rear courtyard parking for 6/8 cars.</b>		



*Second Floor Lounge*



*Second Floor Lounge & Kitchen*

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*Ground Floor Kitchen*



*First Floor Meeting Room*



*Ground Floor Office*



*Rear Parking for up to 8 Cars*

- TERMS:** The property is available Freehold with full vacant possession.
- PRICE:** **£650,000.00**
- VAT:** VAT will not apply.
- LEGAL COSTS:** Each party to bear their own legal and professional costs.
- BUSINESS RATES:** Rateable Value: £23,000.00  
Rates Payable: **£11,477.00** for the 2024/25 Financial year.  
Rates payable: Upon application.
- VIEWING:** Viewing strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

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

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