

A1 GROUND FLOOR RETAIL/OFFICE

TO LET

320 sq ft approx.



THE LIMES • 70B HIGH STREET • HASLEMERE • SURREY • GU127 2LA

LOCATION:

The property is situated at the northern end of the High Street on the right hand side in between Well Lane and the Haslemere Museum.

Haslemere is an attractive old country town nestling between wooded hills in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road (44 miles via the A3) and rail links to London (fast service to Waterloo Station 50 minutes), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles). Haslemere offers visitors excellent restaurants, a range of accommodation and specialised independent shopping alongside national chains including Tesco and Boots.

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

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LOCATION: *ctd*

There are numerous golf courses and other sporting facilities available. Haslemere has a very well know independent Museum and Arts Centre. Being less than one hour's journey from London it is an ideal area for a day out or as a base for a longer stay. Residents of the town enjoy good state and independent schools, sporting and leisure facilities, churches of all denominations, stunning walks and many places of interest to visit. Other information can be sourced from www.haslemere.com

DESCRIPTION:

Situated in an attractive period building, the premises comprise a single ground floor unit of approximately 320 sq ft. There is a shared lobby to the rear with hand washbasin and this provides access to a patio garden, together with a small secure store area. Male and female external WC's (shared with the former Gascoigne Pees and adjacent architectural practice premises).

SERVICES:

Main water, electricity and drainage. We are advised that gas is connected to the main building.

TERM:

A new lease to be agreed on flexible terms.

RENT:

£12,000.00 per annum exclusive.

SERVICE CHARGE:

There is a small service charge to cover buildings insurance and communal areas maintenance.

RATES:

Rateable Value: **£6,900.00.**

Rates Payable: **£3,387.90** for the 2019/2020 Financial Year.

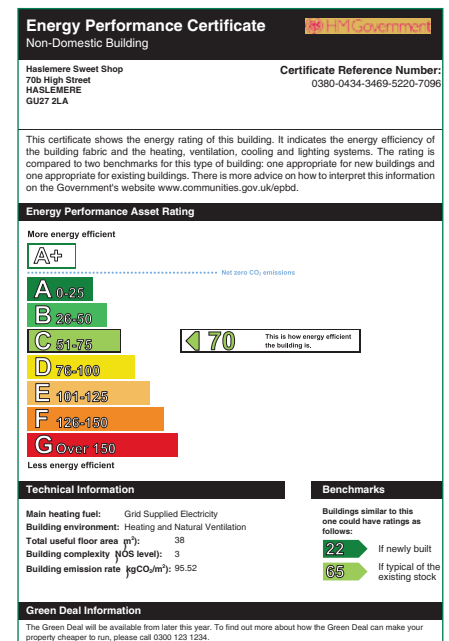
N.B. Small business rates relief may apply subject to status.

COSTS:

Tenant to be responsible for reasonable Landlords fees in any transaction.

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
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Andrew Russell
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