

TOJET

## 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 T: 01483 538131 F: 01483 557549 w: www.gascoignes.com e : enquiries@gascoignes.com

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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.	Energy Performance Certificate	
RENT:	£12,000.00 per annum exclusive.	Non-Domestic Building Haslemere Sweet Shop Certificate Reference Number: 70b High Street 0380-0434-3469-5220-7096 HASLEMERE 0380-0434-3469-5220-7096	
SERVICE CHARGE:	There is a small service charge to cover buildings insurance and communal areas maintenance.	GU27 2LA This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and	
RATES:	Rateable Value: <b>£6,900.00.</b>	one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd. Energy Performance Asset Rating	
	Rates Payable: <b>£3,387.90</b> for the 2019/2020 Financial Year. N.B. Small business rates relief may apply subject to status.	More energy efficient A 0.25 B 20.40 C @1.75 D 76-400	
COSTS:	Tenant to be responsible for reasonable Landlords fees in any transaction.	E 101-125 F 125-150 G Over 150 Less energy efficient	
VIEWING:	The premises are available to view strictly by prior appointment through the <b>Sole Agents:</b>	Los of white y function Benchmarks   Main heating fuel: Grid Supplied Electricity Baildings statute to this or def where ratings as follows:   Building environment: Heating and Natural Vertilation Defection as follows: Defection as follows:   Data Used Info or rate (myC) 3 Defection as follows: Defection as follows:   Building envision rate (myC) 55.2 05 If typical of the typical of the	



Rod Walmsley rod@gascoignes.com

Andrew Russell andy@gascoignes.com

Green Deal Information

steen Deal will be available from later this year. To find out more about how the rty cheaper to run, please call 0300 123 1234.

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