

PROMINENT RETAIL/OFFICE PREMISES

SUITABLE FOR A MULTITUDE OF USES

535 sq ft approx

TO LET (NEW LEASE)



18B LOWER STREET • HASLEMERE • SURREY • GU27 2NX

LOCATION:

The premises are situated in a secondary trading location being close to the junction of the High Street and Lower Street. Haslemere is a prosperous and attractive Market Town situated in the South West corner of Surrey close to the West Sussex and Hampshire border and 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 town centre offers a selection of restaurants, pubs and cafes, alongside a good mix of multiple and independent retailer's in the town to include Lloyds Bank, Boots Pharmacy, Space NK, Waitrose and the main public car park being within 50m (170 spaces).

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

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Location ctd.

Haslemere mainline railway station provides a fast and regular service to London (Waterloo) and can be reached on foot within 15 minutes, with access to the A3 by car via Hindhead within 10 minutes.

DESCRIPTION:

The prominent double fronted lock up commercial premises are well fitted out with wood laminate flooring, suspended ceiling with inset lighting and air conditioning/comfort cooling and would be suitable for a multitude of uses, Retail, Office, Financial Institution, Accountancy, Architectural, or indeed a Therapy practice.

ACCOMMODATION: *(Please note that the size quoted is approximate.)*

The property currently comprises the following accommodation.

Retail/Office: Approximately 6.37m x 8.0m (525 sq ft).

Tea Station: Not measured.

WC/Cloak: Not measured.

TENURE:

The premises are offered on new lease with flexible terms to be agreed and at a rent of circa **£12,000.00 per annum exclusive**.

VAT:

The premises are elected for VAT.

LEGAL COSTS:

Each party to bear their own professional and legal costs in any proposed transactions.

BUSINESS RATES:

Rateable Value: £9,300.00

Rates Payable: Rates holiday until April 2021.

Small Business Rate Relief may apply subject to status.

VIEWING:

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



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