

## PROMINENT RETAIL PREMISES

(Suitable for alternative uses subject to planning/consent)

Area 1,900 sq ft approx.



**2 – 4 PETWORTH ROAD • HASLEMERE • SURREY • GU27 2HR**

**LOCATION:** The period property is situated in a prominent position being close to the junction of the High Street and Petworth Road. Haslemere is a prosperous and attractive Market Town situated in the South-West corner of Surrey close to the West Sussex and Hampshire border.

Haslemere 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 mainline railway station is close by and provides a fast and regular service to London (Waterloo). Haslemere town centre offers a selection of restaurants, pubs and cafes alongside a good mix of multiple and independent retailers in the town to include Waitrose, Caracoli, Lloyds Bank, Lloyds Pharmacy, Space NK, Oasis, Costa Coffee and many others.

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**DESCRIPTION:** The pretty period building commands a prominent position close to the crossroads with the High Street and has been trading as a Travel Agents for some 20 years, only available as the current business owners wish to re-locate to alternative premises in the town which better suits its business model.

**ACCOMMODATION:** The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

**Ground Floor Retail:** 1010 sq ft  
**WC/Cloakroom:** Not measured  
**1st Floor Showroom:** 800 sq ft  
**Office:** 100 sq ft  
**Staff/Kitchenette:** Not Measured

Many period features can be found in the premises, which could, subject to landlord and local authority consent, be used for a multitude of purposes other than retail, although the current use lends itself favourably to retail on both ground and first floors, with additional office and staff facilities on the first floor.

**TENURE:** The premises are offered on the basis of either lease assignment, or, a new lease on flexible terms to be agreed.

**VAT:** The premises are not elected for VAT.

**LEGAL COSTS:** Each party to bear their own professional and legal costs. in any transaction .

**BUSINESS RATES:** Rateable Value: £20,250.00  
**Rates Payable: £9,922.50 per annum for the current 2019/20 financial year.**

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



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