

PROMINENT (CLASS 'E') PREMISES WITH FULL PLANNING CONSENT FOR CAFÉ/RESTAURANT/WINE BAR

TO LET

2,155 sq ft (197.80 sq m) approx.



3 WEST STREET • HASLEMERE • SURREY • GU27 2AB

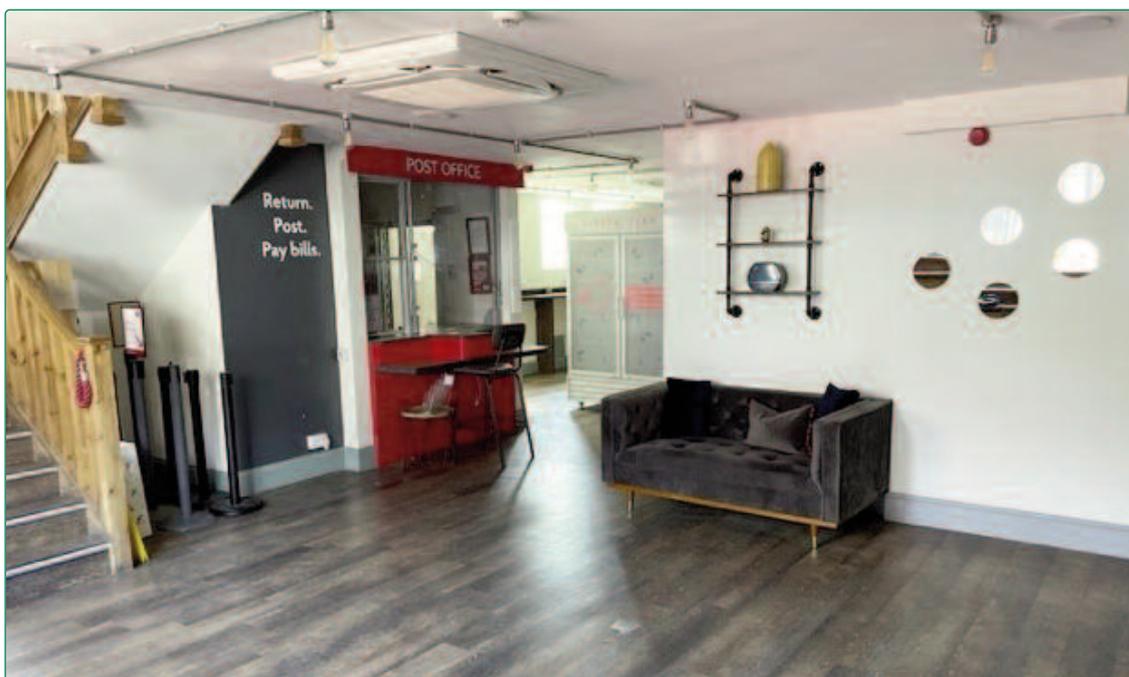
LOCATION:

The premises are situated in possibly one the best locations in Haslemere, with nearby occupiers including Space NK, Costa Coffee, Boots, Clarendon Fine Art Gallery and Aga Cookware, with the main public car park and Waitrose being within 50m (170 spaces). Haslemere railway station can be reached on foot within 15 minutes and access to the A3 via Hindhead by car within 10 minutes.

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DESCRIPTION:

The iconic former Post Office building in West Street was built in circa 1906 and housed Post Office Counters and formerly the sorting office (adjacent) for many years and now for the past 6 years being occupied by both Red H and the sub-post office until both businesses closed down at the end of June 2023.

The accommodation is beautifully fitted out as a restaurant, wine bar or café but would also suit an office user, financial institution, accountancy, architectural practice, medical services etc.

ACCOMMODATION:

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

Entrance Vestibule leading to:

Ground Floor: 1,100 sq ft 99.96 sq m

Fully compliant disabled WC/cloakroom

Basement: 215 sq ft 20.00 sq m

Wide oak Staircase leading to:

1st Floor: 840 sq ft 77.84 sq m

Male/Female WC/cloakrooms: Not Measured,

TOTAL: 2,155 sq ft 197.80 sq m

Amenities:

The premises benefit from:

- Air condition throughout
- Karndean wood LVT throughout
- Spot lighting throughout
- Fitted bars on both floors
- Dumb waiter from ground to 1st floor
- Fire alarm
- Burglar alarm

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- TENURE:** The premises are offered on new lease with flexible terms to be agreed.
- RENT:** **£50,000.00 per annum exclusive.**
- VAT:** The premises are not elected for VAT.
- BUSINESS RATES:** Rateable Value: £23,250.00.
Rates Payable: £11,601.75 per annum for the current 2023/2024 financial year.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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