

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

**TOWN CENTRE  
COMMERCIAL INVESTMENT OPPORTUNITY  
FOR SALE (FREEHOLD)**

**LET TO BNP PARIBAS**



**16-18 HIGH STREET**

**HASLEMERE • SURREY • GU27 2HJ**

**LOCATION:**

The property is situated in the centre of Haslemere 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 within close proximity, retailers already established in the town include Waitrose, Caracoli, Lloyds Bank, Lloyds Pharmacy, Space NK, Starbucks and many others.

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

**T: 01483 538131 F: 01483 557549**

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# 16-18 HIGH STREET

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**LOCATION (cont'd):** More generally, good state and independent schooling is available nearby together with ample sports and leisure facilities including numerous places of interest including The Devils Punchbowl, Hindhead Commons, The Surrey Hills Area of Outstanding Natural Beauty whilst the South Downs National Park is very close by.

More extensive shopping facilities and leisure amenities are available nearby at Farnham (12 - miles) and Guildford (14 - miles).

**DESCRIPTION:** The premises comprise a prominent and detached Grade II Listed property situated in the centre of Haslemere being of brick construction beneath a pitched and tile covered roof. The ground floor accommodation is presently arranged in 2 x separate elements extending in total to some 915 sq ft. whilst the first floor is currently arranged so as to provide additional offices, kitchen and WC facilities extending to some 905 sq ft of NET office space. The first floor also has a separate rear access leading to Petworth Road whilst there is also a small courtyard area to the rear.

**ACCOMMODATION:** (All areas are approx)

**Ground floor:**

No 16 (Right hand retail unit) 502 sq ft  
No 18 (Left hand retail unit) 413 sq ft

**First floor:**

Internal and external access leading to 1st floor comprising:-  
6 x offices 905 sq ft  
Galley Kitchen  
Male and Female WC facilities

**LEASE:** The property is held by way of a Full Repairing and Insuring lease dated 14th May 1997 which is now vested in BNP Paribas Real Estate Advisory & Property Management UK Limited for a term of 25 years from and including 25th March 1997 expiring on the 24th March 2022.

**TENANT:** *BNP Paribas Real Estate Advisory & Property Management UK Limited acquired Strutt Parker in Q4 2017. The merger will see Strutt Parker's residential, rural development and planning teams will continue to operate under Strutt Parker's brand whilst the commercial arm of the business will operate under the BNP Paribas Real Estate brand.*

**RENT:** **£40,000.00 per annum.**

**PRICE:** **£650,000.00** representing a gross investment yield of **6.15%** before purchase costs.

**VAT:** The property has not been elected for VAT.

**LEGAL COSTS:** Each party to bear their own costs.

**VIEWING:** Strictly by proper appointment through the **Sole Agents:**



Rod Walmsley  
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Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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