

Gascoignes

CHARTERED SURVEYORS

GUILDFORD 01483 538131

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HASLEMERE TOWN CENTRE - KEY SITE

NOS. 2-12 (INCL.) • LOWER STREET • HASLEMERE • SURREY • GU27 2NX



OUTSTANDING
INVESTMENT & DEVELOPMENT
OPPORTUNITY

FOR SALE - FREEHOLD
0.75 acres approx.

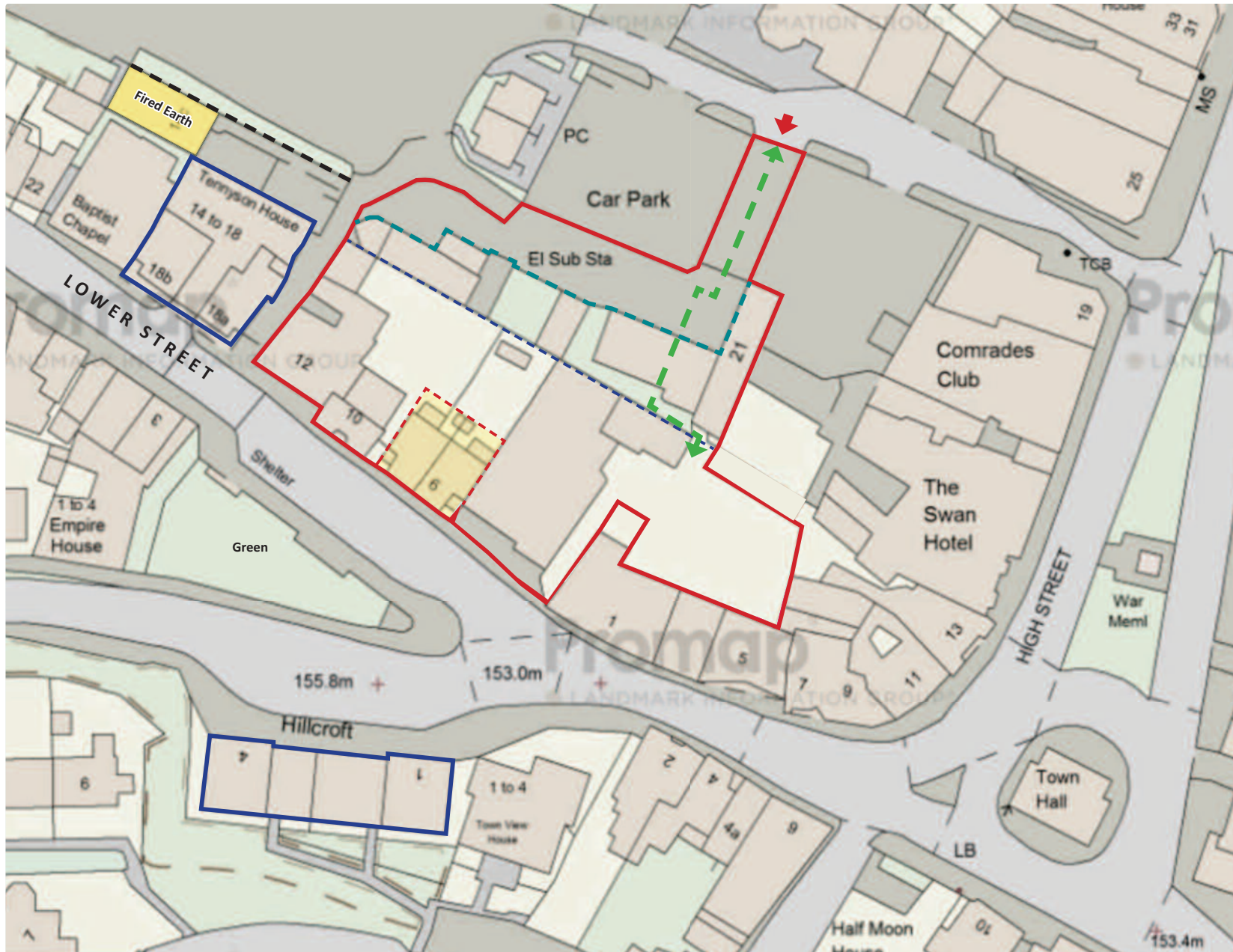


Waitrose

This is an aerial photograph of a town center. A red line outlines a property consisting of several buildings, including a large white building with a flat roof and a smaller building with a gabled roof. The property is situated on a street that runs horizontally across the middle of the image. To the left of the property is a large parking lot filled with cars. To the right is a street that curves to the right. The surrounding area is filled with residential houses and trees. Two blue labels with white text are overlaid on the image: 'Waitrose' on the left and 'High Street' on the right.

High Street

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OS Pro Map:

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Key Features:

- Conservation Area
- Prime Site - Town Centre
- Good Transport Links
- Immediately Available

LOCATION:

The property is situated just off Haslemere High Street, set back from the main thoroughfare in the centre of the town close to local facilities and amenities. Haslemere is an attractive old country town in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road (40 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).

DESCRIPTION:

For the first time in many years, a key site in the centre of Haslemere is being offered For Sale which comprises an assortment of Shops, Cottages and Older Style Workshops extending in total to circ a 10,000 sq ft (929 sq m) approx. on a site of approximately $\frac{3}{4}$ acre.

PLANNING:

The site is situated in the Town Centre Conservation Area close to the Waitrose car park and offers an outstanding opportunity to redevelop a neglected part of central Haslemere for an assortment of Residential and Business space subject to obtaining the requisite consents and approvals.



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TENANCIES:

The Ark Stores - High Street Car Park, Haslemere, Surrey GU27 2HG:

7 years FRI Lease dated 25th March 2020 Outside of the Security of Tenure Provisions of the 1954 Landlord & Tenant Act between The Trustees of the Frank Williams Gibbs Will Trust & Stuart David Warren/Nicholas John Guy at a current rent of £7,500.00 per annum exclusive. RV: £6,800.00.

Electricity Sub-Station

Adjacent to High Street Car Park, Haslemere, Surrey GU27 2NA:

20 years FRI Lease dated 29th September 2011 Outside of the Security of Tenure Provisions of the 1954 Landlord & Tenant Act between The Trustees of the Frank Williams Gibbs Will Trust & Southern Electric Power Distribution Plc at a current rent of £1,412.00 per annum exclusive (RPI), with a Landlord Option to re-locate the sub-station at any time at the Landlord's costs.

12 Lower Street, Haslemere, Surrey GU27 2NX:

The premises are let on a short-term Licence to Occupy for a period of 12 months ending on 11 July 2026 at a rent of £1,250.00 per calendar month exclusive of Business Rates and Building Insurance. RV: £16,750.00.

10 Lower Street, Haslemere, Surrey GU27 2NX:

The premises are let on a short-term Licence to Occupy for a period of 6 months ending on 30 September 2025 at a rent of £750.00 per calendar month exclusive of Business Rates and Building Insurance. RV: £5,500.00.

Rear of 2 - 4 Lower Street, Haslemere, Surrey GU27 2NX:

Tenancy Agreement (Tenancy at Will) between High View Living Ltd & Allen & Avery dated 13th February 2017 at £250.00 pcm (£3,000.00 per annum exclusive).

TOTAL INCOME: £35,912.00 per annum pro rate.

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GUIDE PRICE:

Unconditional offers only invited for the Freehold interest.

Other Information:

On behalf of our clients we engaged OSP Architects to prepare a feasibility document which will be made available upon request.

VAT:

VAT will not apply.

LOCAL AUTHORITY:

Waverley Borough Council.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

By prior appointment through the **Sole Selling Agents:**

Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



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NOTE:

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