

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

Town Centre Location

FREEHOLD INVESTMENT COMPRISING:-

Ground floor and upper parts

FOR SALE (FREEHOLD)

BUSINESS NOT AFFECTED



29 HIGH STREET

HASLEMERE • SURREY • GU27 2HG

LOCATION:

The subject property is situated in the centre of Haslemere close to a number of well-known Retailers in arguably the best 'pitch' in the Town. Immediate neighbours include Space NK, Boots, Lloyds Pharmacy, Brewers, Costa, Aga, Strutt & Parker, Knight Frank and Waitrose.

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

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29 HIGH STREET

HASLEMERE • SURREY • GU27 2HG

LOCATION:

Haslemere is an attractive old county town nestling between wooded hills in the South-West corner of Surrey where it borders onto West Sussex and Hampshire. Haslemere has excellent road (44 miles via the A3) and rail links to London (55 minutes to Waterloo Station), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles). Haslemere town centre offers a selection of restaurants, pubs and cafes alongside a good mix of multiple and independent retailers. More generally, good state and independent schooling is available nearby together with ample sports and leisure facilities including numerous places of interest and the Surrey Hills Area of Outstanding Natural Beauty. More extensive shopping and leisure amenities are available nearby at Farnham (12 miles) and Guildford (14 miles).

DESCRIPTION:

The subject property comprises a mid-terrace property arranged to provide ground floor retail accommodation, first floor stores and ancillary storage areas located to the rear. WC facilities are also located to the rear of the premises. The property was built during the late Victorian period (circa 1880 we are advised) ostensibly being of brick construction beneath a pitched and tile covered roof whilst windows are single glazed casement units for the most part. The property has however been altered and adapted with a number of extensions added to the rear of the property.

ACCOMMODATION:

The main sales accommodation extends to some 40 sqm (430 sq ft approx) but this could be enlarged if some of the rear areas were reconfigured so as to provide more useable retail sales and display space. The approximate floor areas as presently configured are set out hereunder: -

Ground floor:	sq m
Front retail section	40.02
Middle section	13.83
Rear section	13.46
First floor mezzanine area (ladder access only)	13.75
Rear store	34.75
Internal stairs to first floor: -	
First floor:	
Front room/office	13.70
Middle room	5.52
Rear room	12.54
Total	(147.57 sq m) 1,588 sq ft approx

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NOTE:

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TENANCY:

The entire property is let by way of a Lease dated 23rd April 2012 drawn between Bryan Eyre Farley (as Trustee of Robert Charles Phillips deceased) as Landlord and Brian Howard, Diana Howard and Melissa King as Tenant. The Lease is drawn on Full Repairing and Insuring terms (mitigated by way of a Schedule of Condition). The Lease is drawn for a term of 10 (ten) years at a current rent payable of **£17,500.00 per annum** (payable monthly) the rent having been subject to review on 2/4/2017.

The permitted use is Class A1 (Retail) whilst the Lease is drawn outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Sections 24-28) relating to security of tenure.

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PRICE:

We are seeking **£345,000.00** for the Freehold interest subject to the lease described above. A purchase at this level will show a purchaser a Gross Initial Yield in excess of **5.00%**.

VAT:

The property has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

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



Rod Walmsley
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