



INVESTMENT

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

INVESTMENT OPPORTUNITY
GROUND FLOOR SHOP
PLUS 1ST & 2ND FLOOR RESIDENTIAL

Area 1,674 sq ft (155.4 sq m) approx.

FREEHOLD FOR SALE

(BUSINESS UNAFFECTED)



74 WEYHILL

HASLEMERE • SURREY GU27 1HN

LOCATION:

Situated in a bold trading location in this favoured West Surrey Town, these premises present an excellent investment opportunity, together with development potential to convert the existing residential accommodation above into either a self-contained flat, or, update the existing bed-sits to enhance the rental income. The immediate area comprises mainly secondary retail properties with residential accommodation above and close to Haslemere Station, with A3 access also close by.

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

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DESCRIPTION: The property comprises a three storey terrace building with retail on the ground floor (currently a Café) and let under a 10 years FRI Lease from 19 August 2009, outside the security provisions of the 1954 Landlord & Tenant Act and at a current rent of £11,000.00 per annum exclusive. The small self-contained residential accommodation to the rear is currently unoccupied, but, was until recently let as a Studio Flat and there are two self-contained bed-sits above at 1st and 2nd floor levels.

ACCOMMODATION: (all areas net and approx)

Ground Floor Shop	750 sq ft	(69.71 sq m)
Gallery Level:	130 sq ft	(11.97 sq m)
First Floor:	405 sq ft	(37.64 sq m)
Second Floor:	389 sq ft	(36.09 sq m)
Total	1,674 sq ft	(155.4 sq m)

AMENITIES: Garden and Yard to the rear (with rear access) with potential to develop additional and separate storage accommodation, subject to planning. The owners of the subject premises currently occupy a distribution and storage shed to the rear perimeter of No: 74 and No: 76 and subject to agreement, the purchaser could enter into an arrangement for licence/lease agreement at a rental figure to be agreed on part (No: 74).

TENURE: Offers of **£245,000.00 (Two Hundred & Forty Five Thousand Pounds)** invited for the Freehold interest.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs.

RATES:

Description:	Shop and Premises/Office/Industrial/Warehouse
Rateable Value:	£4,750.00
Rates Payable:	£2,332.25 (Tenant Responsibility) 2015/16
Council Tax:	Band E: £1,988.95 for 2015/16

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



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NOTE:

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