

DEVELOPMENT POTENTIAL
Subject to Planning

Gascoignes
CHARTERED SURVEYORS
TEL: 01483 538131
www.gascoignes.com

CLASS 'E' PROPERTY

**PROMINENT
SELF-CONTAINED CLASS 'E' PROPERTY
[OFFICE/RETAIL/STUDIO/LEISURE]**

950 sq ft (88.25sq m) approx with parking

TO LET [WITH NEW LEASE]



1 LONDON ROAD • HINDHEAD • SURREY • GU26 6AB

LOCATION:

The premises are located in a very prominent position in the centre of Hindhead. Road communications to and from Hindhead via the A3, have improved immeasurably following the opening of the Hindhead tunnel in 2011. Haslemere and Farnham are located some 2 miles and 6 miles distant respectively and provide a wide selection of shops and main line rail services to London, whilst Hindhead itself and nearby Grayshott provide a good selection of local shops and amenities.

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

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

1 LONDON ROAD • HINDHEAD • SURREY • GU26 6AB

DESCRIPTION: The premises comprise former Bank premises and extend to some 950 sq ft of office accommodation. The premises are presently arranged to provide one main open plan office and 2 x private offices, together with Kitchen and WC facilities. Additionally, there is parking to the rear, for 3-4 cars.

Internally the premises are carpeted and benefit from gas fired central heating and suspended ceilings with recessed lighting.

ACCOMMODATION: *(All areas are approx.)*

Main open plan office [1]
Office [2]
Office [3]
Store
Kitchen and WC
Outside: Car parking for 3-4 cars
Total 950 sq ft (88.25 sq m)

TERMS: The property is available **To Let** with full vacant possession, envisaged availability from June 2021.

RENT: **£15,000.00 per annum.**

VAT: All prices referred to here, do not include VAT, which may be chargeable.

RATES: *Office & Premises:*
Rateable Value £6,100.00.
Rates Payable: £2,903.60.

NOTE: Small Business Rates Relief may also be available subject to the status and circumstances appertaining to the occupier.

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



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building

1 London Road
HINDHEAD
GU26 6AB

Certificate Reference Number:
0080-3959-0324-1390-8034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 117

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 118
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 96.82

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

75

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.