



**PROMINENT GROUND FLOOR 'E' CLASS LOCK-UP
PREMISES
FOR SALE**

295 sq ft (27.40 sq m) approx.



4 MIDHURST ROAD • LIPHOOK • HAMPSHIRE • SURREY • GU30 7ED

LOCATION:

The property is situated in The centre of Liphook in a prominent main road position. Liphook has a population of approximately 8,200 and is situated some 2 miles south of the main A3 (London to Portsmouth Road) and beyond to junction 10 of the M25. Liphook Railway Station provides a frequent service to London Waterloo in approximately 60 minutes.

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DESCRIPTION: The property comprises that of a ground floor lock-up commercial unit, ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) with an excellent fronted visual aspect and prominent profile to the main Midhurst Road and opposite the main Public Car Park.

ACCOMMODATION: The property is beautifully presented and comprises of the following accommodation. Please note that any sizes quoted are approximate:

- **Single Entrance Door**
- **Retail/Office: 3.62m x 7.57m - 27.40 sq m (295 sq ft)**
- **Open Plan**
- **Suspended Ceiling with inset daylight lighting panels**
- **Karndean Oak Floor**
- **Kitchenette/Tea Station**
- **WC/Cloak: Newly appointed - Not Measured**

TENURE: The premises are offered for sale at a price guide of **£100,000.00** for the long 200 years leasehold interest from 24 March 1995 at a peppercorn rent of £50.00 per annum.

EPC: The property has an energy performance rating of D.

BUSINESS RATES: Rateable Value: £4,500.00
Rates Payable: £2,246.00
Small Business Rate Relief may apply subject to status.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party is to be responsible for their own legal and professional costs.

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



Andrew Russell Rod Walmsley
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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. 4336372.

Energy performance certificate (EPC)

4 Midhurst Road LIPHOOK GU30 7ED	Energy rating	Valid until:	8 August 2027
	D	Certificate number:	9996-3088-0639-0800-8601

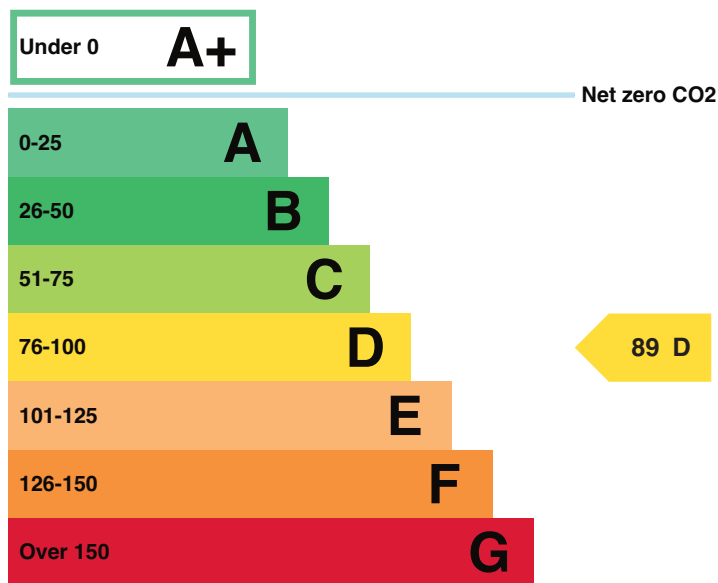
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	28 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.