

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

**GROUND FLOOR OFFICE**  
**TO LET**

*485 sq ft (45.00 sq m) approx.*



**66A HIGH STREET**

**HASLEMERE • SURREY • GU27 2LA**

**LOCATION:**

The property is situated at the northern end of the High Street on the right hand side in between Henry Adams and Gascoigne Pees Estate Agents. Haslemere is an attractive old country town nestling between wooded hills in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road (44 miles via the A3) and rail links to London (fast service to Waterloo Station 50minutes), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles).

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

**T: 01483 538131 F: 01483 557549**

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# 66A HIGH STREET

HASLEMERE • SURREY • GU27 2LA

## LOCATION (cont'd):

Haslemere offers visitors excellent restaurants, a range of accommodation and specialist independent shopping alongside national chains, including Waitrose and Boots. There are numerous golf courses and other sporting facilities available. Haslemere has a very well know independent Museum and Arts Centre. Being less than one hours journey from London it is an ideal area for a day out or as a base for a longer stay. Residents of the town enjoy good state and independent schools, sporting and leisure facilities, churches of all denominations, stunning walks and many places of interest to visit.

Other information can be sourced from [www.haslemere.com](http://www.haslemere.com)

## DESCRIPTION:

Situated in an attractive period building, the subject comprises a single ground floor office unit of approximately 485 sq ft, sub-divided into a reception area, two separate offices with separate WC/Cloakroom and small kitchenette to the rear. Rear yard with parking for two vehicles.

## ACCOMMODATION:

(all areas net and approx)

Reception:	102 sq ft	(9.50 sq m)
Office 1:	118 sq ft	(10.95 sq m)
Office 2:	125 sq ft	(11.65 sq m)
Kitchenette:	38 sq ft	(3.52 sq m)
WC/Cloak:	102 sq ft	(9.50 sq m)
<b>Total:</b>	<b>485 sq ft</b>	<b>(45 sq m)</b>

## AMENITIES:

• 2 x Parking Places • Kitchenette • WC/Cloakroom

## TERMS:

5 Years Lease with a 3 years tenant only option to break , subject to 6 months Prior written notice

## RENT:

**£10,000.00** per annum exclusive

## VAT:

The premises are not elected for VAT

## SERVICE CHARGE:

Not Applicable

## LEGAL COSTS:

Each party to bear their own professional and legal costs

## RATES:

Description: Office Premises  
Rateable Value: £6,300.00  
Rates Payable: **£2,935.80** for the 2017/18 Year.  
Small business rate relief may apply subject to status

## VIEWING:

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



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#### NOTE:

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