

SUITABLE FOR OWNER
OCCUPATION or DEVELOPMENT



FREEHOLD FOR SALE

SUBSTANTIAL DETACHED OFFICE/ CLASS 'E' BUILDING FREEHOLD FOR SALE

182 sq m (1,964 sq ft) approx.



Rear Parking for up to 8 cars

HAMILTON HOUSE • 39 KINGS ROAD • HASLEMERE • SURREY • GU27 2QA

LOCATION:

The property is situated close to the Town Centre although set back from the main thoroughfare in an area comprising mostly medium density housing and commercial premises.

Haslemere is an attractive market town located in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road links to London (44 miles via the A3), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles).

ctd.>

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LOCATION: *ctd.*

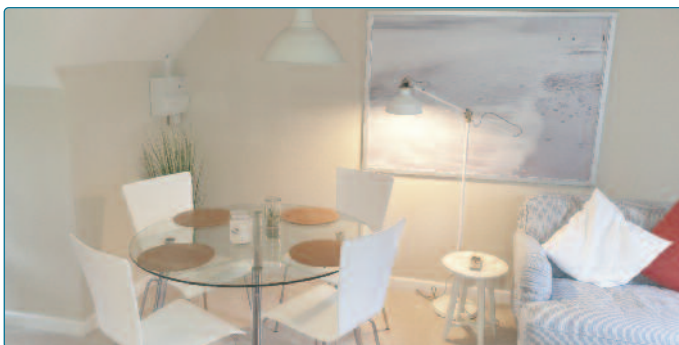
Haslemere offers visitors excellent restaurants, a range of accommodation and specialised independent shopping alongside national chains including Tesco and Boots. There are numerous golf courses and other sporting facilities available. Haslemere also benefits from a good section of shops, restaurants and amenities generally whilst more extensive shops and amenities are available at Guildford and Godalming located some 6 and 9 miles respectively to the northeast of Haslemere, access again being afforded via the A286 or the main A3 (London to Portsmouth Road).

DESCRIPTION:

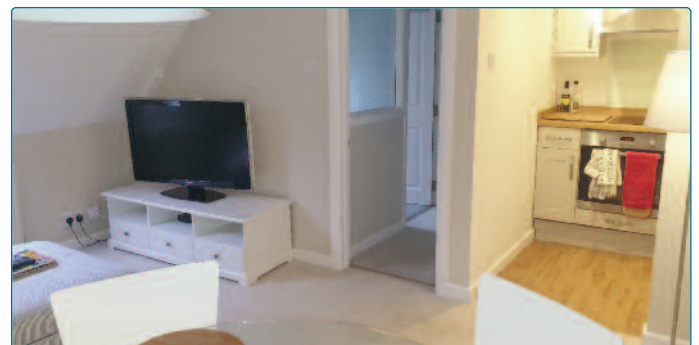
The property comprises a substantial detached property that probably dates from the late Victorian period being of brick construction beneath a pitched and tiled roof, the property extends to some 2,000 sq ft approx and is currently arranged to provide mixed-use space, the property principally comprising office accommodation on the ground and first floors although on the second floor there is a small self-contained flat. The space is reasonably well presented and would suit an assortment of commercial users but may also be suitable for conversion in to smaller residential units or a single dwelling (subject to the requisite consents and approvals). There is a large car park to the rear providing parking for some 6/8 cars.

ACCOMMODATION: *(All areas are NET and approx)*

Ground Floor:	Entrance Hall		
	Kitchen - rear	17.41	<i>(Inclusive of Boiler Room)</i>
	Office - front right	15.64	
	Office - front left	15.68	
	Office - rear right	13.23	
	Office - rear left	9.52	<i>stairs to:</i>
First Floor:	Office - front right	14.44	
	Office - rear right	14.96	
	Office - front left	13.72	
	Office - rear left	14.21	
	Office - middle	5.10	<i>stairs to:</i>
Second Floor:	Open plan living area	16.70	
	Kitchen	2.75	
	Shower Room/WC facilities	5.40	
	Bedroom	12.13	
Basement:	Basement Store	9.60	
Total (Net):		182.00	<i>sq m (1,964 sq ft) approx.</i>
Outside:	Rear courtyard parking for 6/8 cars.		



Second Floor Lounge



Second Floor Lounge & Kitchen

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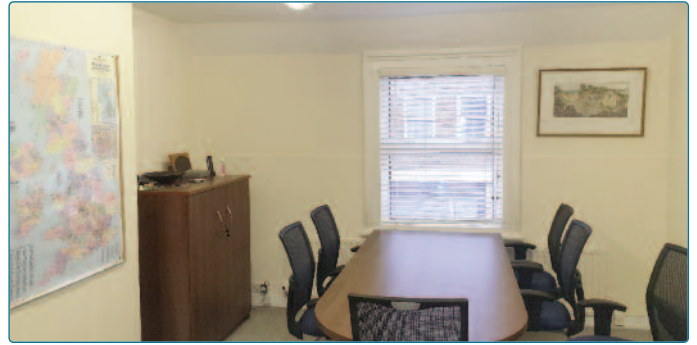
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Ground Floor Kitchen



First Floor Meeting Room



Ground Floor Office



Rear Parking for up to 8 Cars

TERMS:

The property is available Freehold with full vacant possession.

PRICE:

£750,000.00

VAT:

VAT will not apply.

LEGAL COSTS:

Each party to bear their own legal and professional costs.

BUSINESS RATES:

Rateable Value: £20,000.00 'Office & Premises'.

Note: The Rateable Value will increase to £23,000.00 from 1/4/2023.

Rates payable: Upon application.

VIEWING:

Viewing strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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