

PERMITTED
DEVELOPMENT
FOR CONVERSION
IN TO 3 APARTMENTS



TO LET-MAY SELL

**PROMINENT SELF CONTAINED OFFICES
(CLASS 'E' PREMISES) IN TOWN CENTRE
TO LET - MAY SELL**

2,000 sq ft [186 sq m] approx.



OAK COTTAGE • 13 THE SQUARE • LIPHOOK • HAMPSHIRE • GU30 7AB

LOCATION:

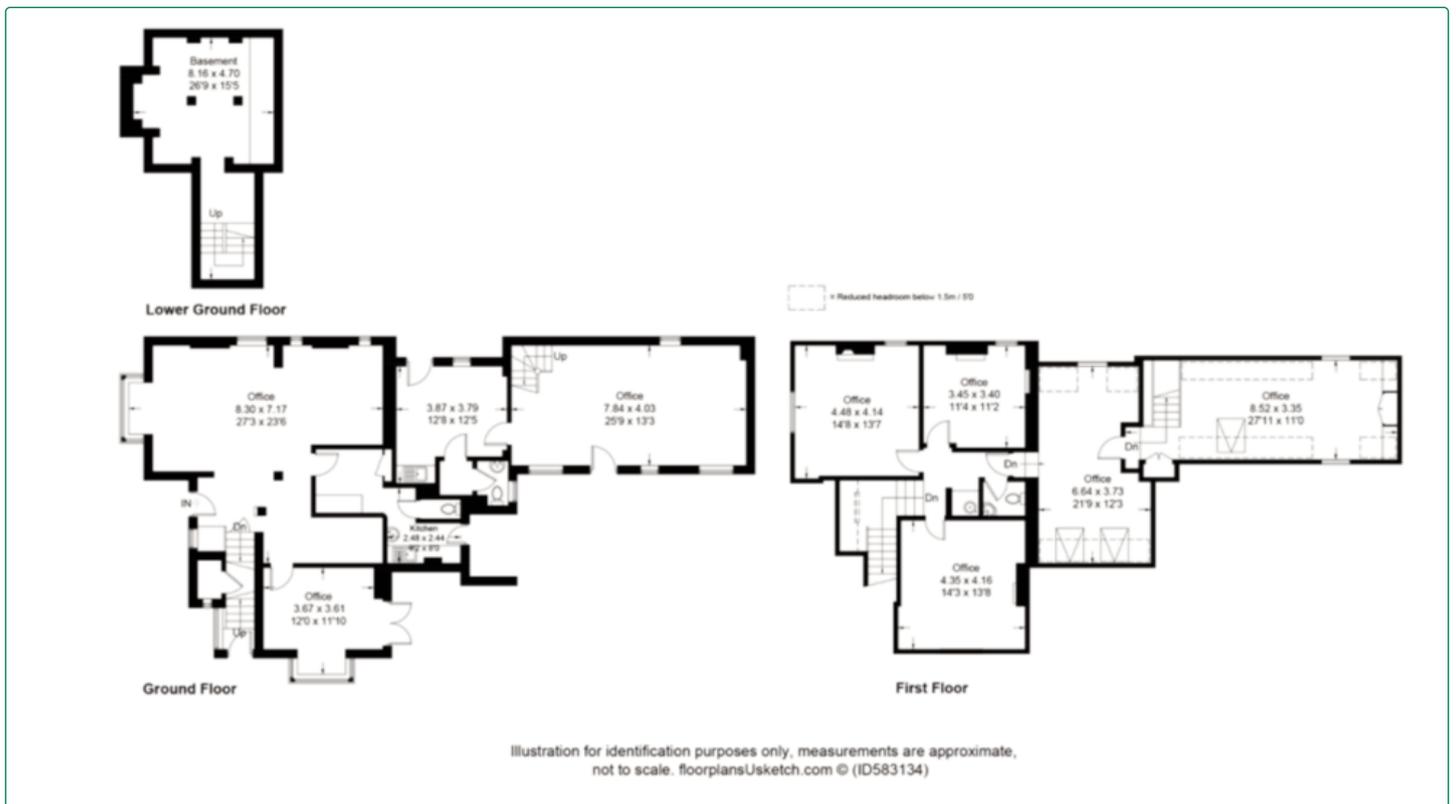
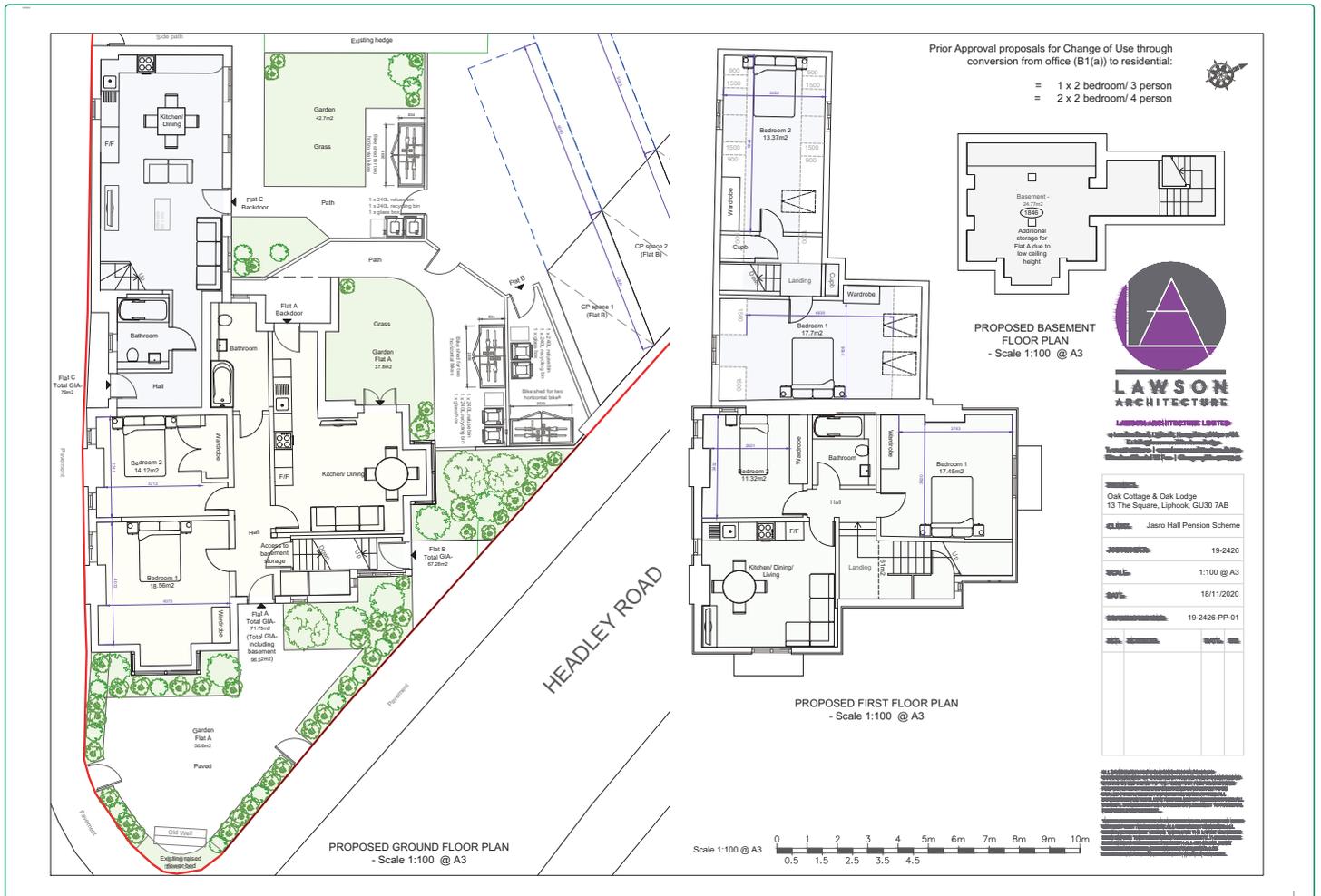
The property is situated off 'The Square' Conservation Area in the heart of the village and benefitting from a level walk of most facilities. The Main Line Railway Station offers frequent trains to Waterloo in about 1 hour and also Portsmouth on the South Coast. The village affords a wide range of shopping facilities to include a Sainsbury's supermarket. There are a variety of restaurants within the village as well as the nationally renowned Old Thorns Hotel and Country Club with its 18 hole golf course. Other amenities nearby include 2 doctors surgeries, dentists, library, Lloyds Bank, Liphook Golf Club and Forest Mere health spa. State infant and junior schools and Bohunt secondary school (Ofsted 'Outstanding') are available plus public schools to include Churchers Junior and Highfield and Brookham. Liphook is ideally situated in terms of road communications being just off the main A3 London to Portsmouth trunk road. The 2 main London airports of Heathrow and Gatwick are approximately 44 miles and 52 miles distant, respectively. Guildford 18 miles, Petersfield 9 miles. Liphook offers plenty of access to the countryside to include the adjacent South Downs National Park.

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

T: 01483 538131

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

OAK COTTAGE • 13 THE SQUARE • LIPHOOK • HAMPSHIRE • GU30 7AB



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

T: 01483 538131

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

OAK COTTAGE • 13 THE SQUARE • LIPHOOK • HAMPSHIRE • GU30 7AB



DESCRIPTION:

Oak Cottage comprises an attractive period property with modern extension comprising a self contained office building with on site parking facilities (10 spaces) and offering approximately 2,000 sq ft (net useable) on ground and first floors in a highly prominent location on 'The Square,' bounding Headley Road and Longmoor Road.

The building offers a desirable 'landmark' location for businesses. There is potential for sub division of the property and or a range of alternative commercial uses to include retail, restaurant, health, community etc, subject to consents.

Permitted Development has also been obtained for the conversion of the property in to 3 x apartments - further details available upon request.

TENURE RENT:

£26,000 per annum on Full Repairing and Insuring terms.

PRICE:

Our client may consider a sale of the **Freehold** interest - guide price **£600,000.00**

AVAILABILITY:

Immediate vacant possession.

TERMS:

Lease Term to be agreed.

SPECIAL NOTE:

All room sizes and measurements are for guidance only and should not be relied upon. We have not carried out a detailed survey and none of the appliances/ services have been tested. Accordingly it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status. The description, including floor plan and photographs of the property are intended to be a guide only rather than a detailed and accurate report.

VIEWING:

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



Jason Leete
jason@pleete.co.uk
01428 604480

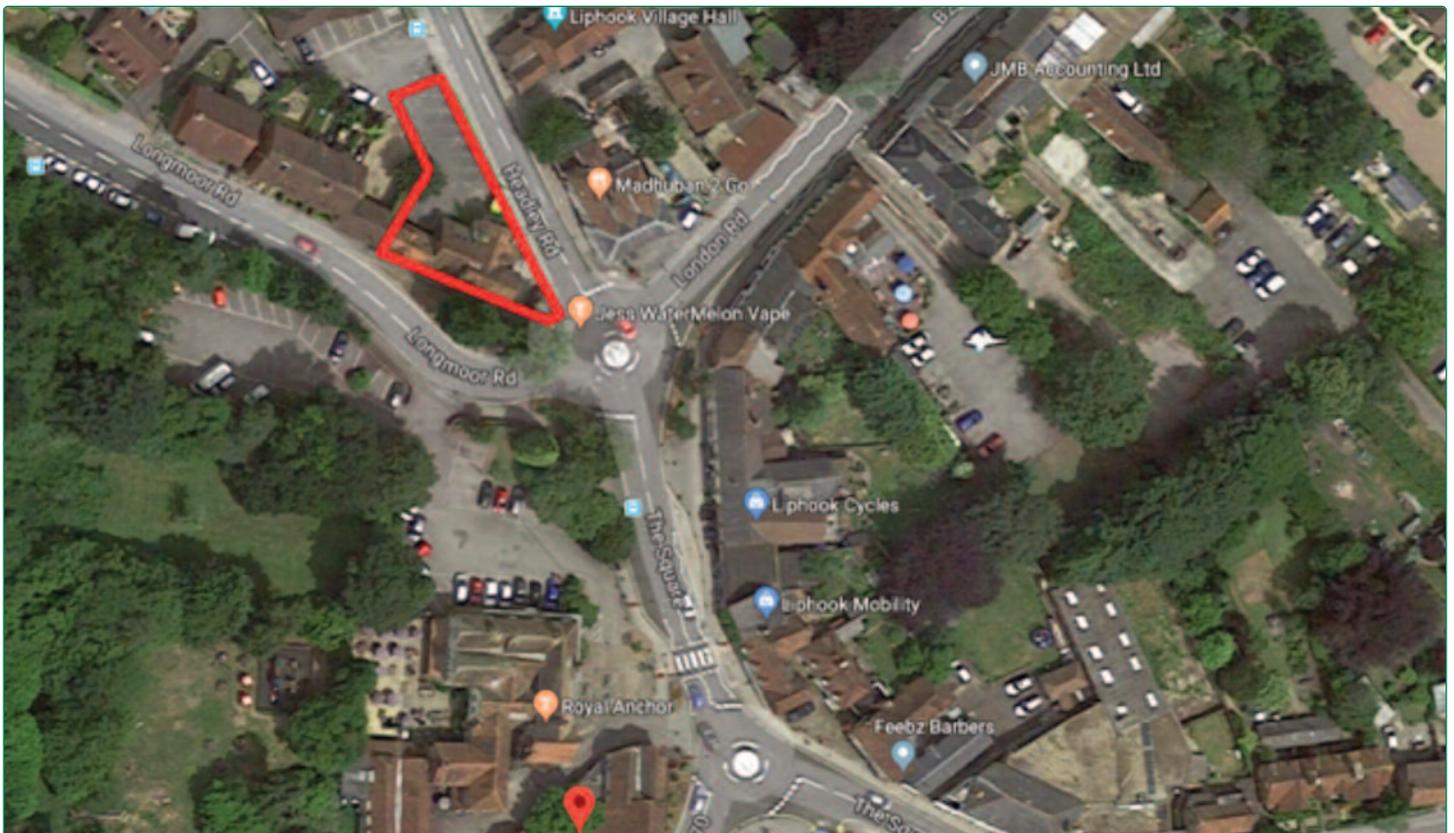
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

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.

OAK COTTAGE • 13 THE SQUARE • LIPHOOK • HAMPSHIRE • GU30 7AB



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

T: 01483 538131

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