

GROUND FLOOR OFFICE IN PERIOD BUILDING

WITH DIRECT ACCESS ONTO HASLEMERE HIGH STREET

TO LET

220 sq ft approx



THE LIMES

70C HIGH STREET • HASLEMERE • SURREY • GU27 2LA

LOCATION:

The property is situated at the northern end of the High Street on the right-hand side moving north in an attractive period, part timbered building.

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

T: 01483 538131 F: 01483 557549

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

THE LIMES

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DESCRIPTION:

Haslemere is an old country market 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 50 minutes), the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles). 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 has a very well-known independent Museum and Arts Centre. Being less than one hour's 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

ACCOMMODATION:

Situated in an attractive period building, it comprises a single ground floor unit of approx. 220 sq ft. There is a shared lobby to the rear with washbasin and this provides access to a patio sitting area and rear access to Well Lane. There is a recently installed male and female W.C. shared with No 70b.

SERVICES:

Main water, electricity and drainage.

RENT:

£8,950.00 p.a

LEASE:

Suggested 5 years but subject to negotiation.

SERVICE CHARGE:

The tenant will only be responsible for internal repair and decoration of 70c and 50% of costs of WC and Lobby areas internal repair and decoration.

BUSINESS RATES:

Rateable Value £5300 current payable for 2018/19 is £2244 p.a.

PLEASE NOTE if it is your only business premise by applying to the L.A. for "small business rate relief" the current policy is that no rates will be payable.

COSTS:

If the RICS small business lease is used there will be no lease costs.

LOCAL AUTHORITY:

Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR
Tel: 01483 523333 www.waverley.gov.uk

VIEWING:

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



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