

TO LET (MAY SELL)
PROMINENT GROUND & FIRST FLOOR
'E' CLASS PREMISES

APPROX: 2,050 sq ft (190.45 sq m) IN TOTAL.



1 CAUSEWAYSIDE • HIGH STREET • HASLEMERE • SURREY • GU27 2JZ

LOCATION:

The property is situated in the middle of the High Street on the Southern side, immediately to the rear of Pizza Express and close to The Aga shop, Seymours Estate Agents and immediately opposite Costa Coffee. 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 and rail links to London (44 miles via the A3) and fast service to Waterloo Station 50 minutes, with the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles) distant.

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

T: 01483 538131

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

1 CAUSEWAYSIDE • HIGH STREET • HASLEMERE • SURREY • GU27 2JZ

DESCRIPTION: The property comprises that of a detached and self-contained commercial ground and first floor premises ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) just off the High Street in this prosperous and well sought after town. The premises enjoy a shared outside courtyard to the front of the building.

ACCOMMODATION: *The property currently comprises the following accommodation. Please note that any sizes quoted are approximate:*

Ground Floor:

- Retail/Office:1: 3.9m x 12.6m
- Retail/Office 2: 3.9m x 3.8m
- Retail/Office 3: 3.9m x 4.9m
- Kitchenette: 2.4m x 2.3m
- WC/Cloak: Not measured
- Gas Central Heating
- Strip Lighting
- Carpet Flooring

First Floor:

- Office 1: 3.9m x 12.6m
- Office 2: 3.9m x 2.6m
- Office 3: 2.4m x 2.3m
- Kitchenette: 2.4m x 2.3m
- WC/Cloak: Not measured
- Gas Central Heating
- Strip Lighting
- Carpet Flooring

TENURE: The premises are offered on the basis of a new lease on flexible terms to be agreed.

MAY SELL.

RENT: £27,500.00 per annum exclusive.

EPC: EPC upon enquiry.

VAT: The premises are NOT elected for VAT.

BUSINESS RATES: Rateable Value: £19,350.00.

Rates Payable: £ 9,481.50 approx. for the Financial year 2024/2025.

LEGAL COSTS: Each party to bear their own professional and legal costs.

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



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

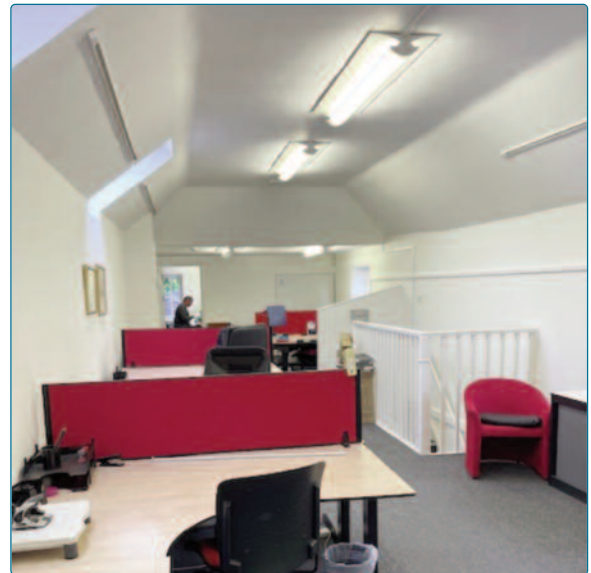
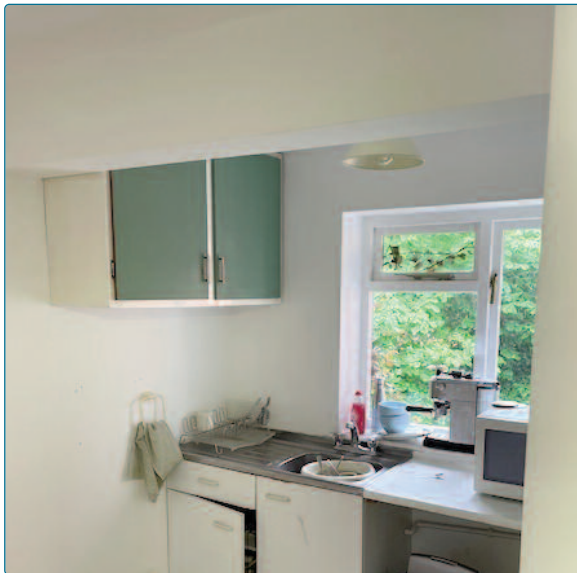
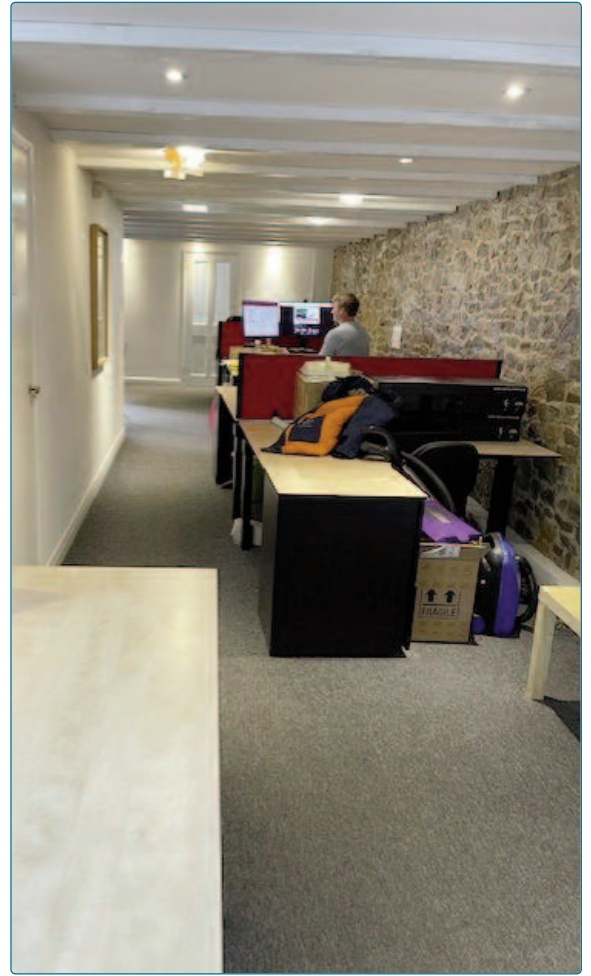
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

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.

1 CAUSEWAYSIDE • HIGH STREET • HASLEMERE • SURREY • GU27 2JZ



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

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