

**PROMINENT E CLASS GROUND FLOOR  
LOCK-UP PREMISES  
TO LET - (MAY SELL)**

*420 sq ft (38.34 sq m) approx.*



**1 CROSSWAYS COURT • MIDHURST ROAD  
FERNHURST • WEST SUSSEX • GU27 3EA**

**LOCATION:**

The property is situated in the centre of Fernhurst with direct frontage to the Midhurst Road. Access to Midhurst (5 miles) and Haslemere (4 miles) is straight forward whilst the A3 (London to Portsmouth Road) can be connected at nearby Hindhead with Haslemere main-line railway station providing fast and regular services to both London (Waterloo) and Portsmouth. There is a good range of neighbourhood shops and amenities in Fernhurst with a wide selection of public houses and restaurants in the wider area.

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

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**DESCRIPTION:** The property comprises that of a ground floor lock-up commercial unit, ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) with an excellent fronted visual aspect and prominent profile on the main road linking Midhurst and Haslemere. To the rear of the premises is an open yard car park with one allocated space, together with rear access to the subject premises.

**ACCOMMODATION:** *(all areas are approx.)*

- **Retail/Office:** 4.65m x 6.65m - 30.92 sq m (332 sq ft)
- **Single Entrance Door**
- **Open Plan**
- **Strip Lighting**
- **Storage Heating**
- **Kitchenette: Not measured**
- **WC/Cloak: Not Measured**
- **Outside: 1 x Car Parking Space**

**TENURE:** The premises are offered on new lease with flexible terms to be agreed or, alternatively offers will be considered for the long leasehold interest together with a share in the Freehold Title of the block. POA.

**VAT:** The property is not elected for VAT.

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

**BUSINESS RATES:** Rateable Value: £4,350.00.  
Description: E Class Use.  
Rates Payable: Small Business Rate Relief will apply, subject to status.

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



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

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