

**PROMINENT RETAIL PREMISES
SUITABLE FOR A MULTITUDE OF USES
TO LET (NEW LEASE)**



10 LOWER STREET • HASLEMERE • SURREY • GU27 2NX

LOCATION:

The property is situated in a secondary trading location being close to the junction of the High Street and Lower Street. Haslemere is a prosperous and attractive Market Town situated in the South West corner of Surrey close to the West Sussex and Hampshire border and benefits from good road connections to London (44 miles via the A3), the ferry port at Portsmouth (26 miles) whilst both Gatwick and Heathrow Airports are some 40 miles and 50 miles distant respectively. Haslemere town centre offers a selection of restaurants, pubs and cafes, alongside a good mix of multiple and independent retailer's in the town to include Lloyds Bank, Boots Pharmacy, Space NK, Waitrose and the main public car park being within 50m (170 spaces).

Haslemere mainline railway station is within a 10 minute walk and provides a fast and regular service to London (Waterloo). Access to the A3 via Hindhead by car within 10 minutes.

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- DESCRIPTION:** The prominent single storey double fronted lock up commercial premises would be suitable for a multitude of uses, Retail/Office/Financial Institution, Accountancy or Architectural practice accordingly. Our clients are currently carrying out refurbishment to the premises, including roof works and external decorating which in our view would enhance the property.
- ACCOMMODATION:** The property currently comprises the following accommodation.
Please note that the sizes quoted are approximate:
Retail/Office: Approximately 500 sq ft (46.45 sq m)
Internal Store: Approximately 85 sq ft (7.90 sq m)
WC/Cloakroom: Not Measured
- CAR PARKING:** One designated car parking space to the rear of the premise.
- TENURE:** The premises are offered on new lease with flexible terms to be agreed and at a rent of circa £10,000.00 per annum exclusive.
- VAT:** The premises are elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in any proposed transaction.
- BUSINESS RATES:** Rateable Value: **£8,500.00**
Rates Payable: Rates holiday until April 2021 and then Small Business Rate relief may apply subject to status.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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NOTE:

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