

GROUND FLOOR 'E' CLASS PREMISES WITH PARKING **TO LET**

450 sq ft (41.18 sq m) approx.



100 WEY HILL • HASLEMERE • SURREY • GU27 1HS

LOCATION:

The premises are located in Wey Hill a secondary parade located a short distance from the main Haslemere Town Centre. Nearby retailers include Marks & Spencer Food Hall, a Tesco Supermarket with excellent parking facilities and Lloyds Chemists, together with a multitude of independent traders. Haslemere is an attractive market town with a catchment area of some 15,000 in the Town and immediate environs. *ctd.*

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- LOCATION *ctd*:** Transport links are excellent with the nearby A3 giving access northbound to Guildford (18miles), London (44 miles) and the M25; southbound to Petersfield (17 miles), Portsmouth (26 miles) and the M27. Haslemere station provides frequent fast services (London – Waterloo approx. 45 minutes); both Heathrow and Gatwick Airports are within easy reach.
- DESCRIPTION:** The premises comprise ground floor E Class lock-up commercial premises together with a, separate rear stockroom, kitchen and W/C cloakroom.
- ACCOMMODATION:** *please note: all areas are approx.*
Ground Floor Sales/Office: 220 sq. ft (20.28 sq. m)
Stock Room/Office: 150 sq. ft (13.95 sq. m)
Kitchen: Not measured
W/C Cloakroom: Not measured
Outside: Parking space to the rear.
- TERMS:** The Ground Floor E Class premises are available To Let by way of a new Fully Repairing and Insuring lease for a term to be agreed.
- RENT:** £12,000.00 per annum exclusive.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- BUSINESS RATES:** Rateable Value: £4,600.00
Description: Shop + Premises
Rates Payable: Approx: **£2,295.40** for the financial year 2025/26
NB. Small Business Rates Relief may apply subject to Status.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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NOTE:

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