

PROMINENT GROUND FLOOR 'E' CLASS LOCK-UP PREMISES TO LET

approx: 360 sq. ft. (33.56 sq m)



12 - 14 WEST STREET • HASLEMERE • SURREY • GU27 2AB

LOCATION:

The premises are situated in possibly one of the best locations in Haslemere, with nearby occupiers including Space NK, Costa Coffee, Boots, East and Aga Cookware, with the main public car park and Waitrose being within 50m (170 spaces).

Haslemere Railway Station can be reached on foot within 10 minutes and access to the A3 via Hindhead by car within 10 minutes.

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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 to West Street and close to both the Waitrose and Chestnut Avenue Car Parks.

ACCOMMODATION: The property currently comprises the following accommodation.

Please note that any sizes quoted are approximate:

- Single Entrance Door
- Retail/Office: 3.68 X 9.12 = 33.56 sq. m (332 sq. ft)
- 2 x Open Plan Areas
- Spot Lighting
- Air Con/Comfort Cooling
- Kitchenette: Not measured
- WC/Cloak: Newly appointed - Not Measured

TENURE: The premises are offered on new lease with flexible terms to be agreed and at a rent of circa £14,000.00 per annum exclusive.

VAT: The premises are not elected for VAT.

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

BUSINESS RATES: Rateable Value: £7,900.00
Rates Payable: Small Business Rate Relief will apply subject to status.

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



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NOTE:

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