



'E' CLASS LOCK-UP

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

APPROX: 1,200 sq ft (111.48 sq m) IN TOTAL.



13 HIGH STREET • HASLEMERE • SURREY • GU27 2HG

LOCATION:

The property is situated at the top of the High Street on the Southern side, immediately opposite the Town Hall Office and close to the array of independent shops in the immediate locale. 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 mins approx.) respectively; with the ferry port of Portsmouth (some 26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles) distant.

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DESCRIPTION: The property comprises that of a double fronted ground floor commercial premises ideal for numerous 'E' Class Use in a prominent location at the top of the High Street, in this prosperous and well sought after town. The premises enjoy an outside courtyard to the rear of the premises where negotiations are ongoing for rear vehicular access with one car parking space.

ACCOMMODATION: *All areas are approximate:*

The property currently comprises of the following accommodation and requires complete refurbishment.

Ground Floor:

- Retail/Commercial Front: Approx: 610 sq. ft (56.6 sq. m)
- Retail/Commercial Rear: Approx: 415 sq. ft (38.2 sq. m)
- Goods lift to ground floor
- Rear Storage: Not measured

Outside:

- WC/Cloak
- Courtyard

Basement:

- 47 sq. m (505 sq. ft)

EPC: Energy Performance Certificate, Upon Application.

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

RENT: **£27,500.00 per annum exclusive.**

VAT: The premises are not elected for VAT.

BUSINESS RATES: Rateable Value: £15,250.00.

Rates Payable: £7,609.75 (Approximately) 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:**



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NOTE:

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