

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

1000 sq ft (92.90 sq m) approx.



14A LOWER STREET • HASLEMERE • SURREY • GU27 2NX

LOCATION:

The premises are situated in possibly one of the best locations in Haslemere adjacent to the Waitrose Car Park, with nearby in West Street and the High Street occupiers including Space NK, Costa Coffee, Boots, Vision Express, Pizza Express and Aga Cookware. 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 the Waitrose Public Car Park.
- ACCOMMODATION:** *The property currently comprises the following accommodation:
(Please note that any sizes quoted are approximate)*
- **Double Entrance Door**
 - **Retail/Office:** **60ft x 17ft (17.95m x 4.98m)**
 - **Kitchenette:** **Not measured**
 - **Disabled WC/Cloakroom:** **Not Measured**
 - **Spot Lighting**
 - **Inset Lighting**
 - **Air Con**
 - **Tiled Floor**
 - **Under Floor Electric Heating**
- TENURE:** The premises are offered on new lease with flexible terms to be agreed and at a rent of £25,000.00 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: £7,500.00
Rates Payable: 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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