

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

1,875 sq ft (174.33 sq m) approx.

(NB PURCHASE OF THE EXISTING BUSINESS MAY BE POSSIBLE)



14B THE PLAZA • LOWER STREET • HASLEMERE • SURREY • GU27 2NX

LOCATION: The property is situated in the centre of Haslemere with direct frontage to the Car Park. Haslemere is a prosperous and attractive market town situated in the southwest 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 retailers in the town to include Boots Pharmacy, Space NK, Waitrose and, the main public car park which is adjacent with 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 is within 10 minutes.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

14B THE PLAZA • LOWER STREET • HASLEMERE • SURREY • GU27 2NX

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 frontal visual aspect and prominent profile to the main Town Centre Car Park.

ACCOMMODATION: The property currently comprises the following accommodation:

Please note that any sizes quoted are approximate:

Open Plan Retail/Office: 1,721 sq ft 159.91 sq m

AMENITIES:

- Double entrance Reception Doors
- Spot Lighting
- Air Condition/Comfort Cooling
- Kitchenette: *Not measured*
- WC/Cloak: *Not Measured*

TENURE: The premises are offered on new lease with flexible terms to be agreed.

RENT: **£40,000.00 per annum exclusive.**

VAT: The premises are elected for VAT.

EPC: Energy rating: C.
Valid until: 4 March 2028.
Certificate No: 9817-3047-0980-0700-7621.
Property type: D2 General Assembly and Leisure plus Night Clubs and Theatres.
Total floor area: 183 square metres.

SERVICE CHARGE: Nominal – to include Building Insurance.

EXISTING BUSINESS: It may be possible to purchase the Goodwill of the existing business plus fixtures and fittings by negotiation.

BUSINESS RATES: Rateable Value: £14,750.00.
Rates Payable: £7.360.25 for the current 2023/24 Financial Year.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

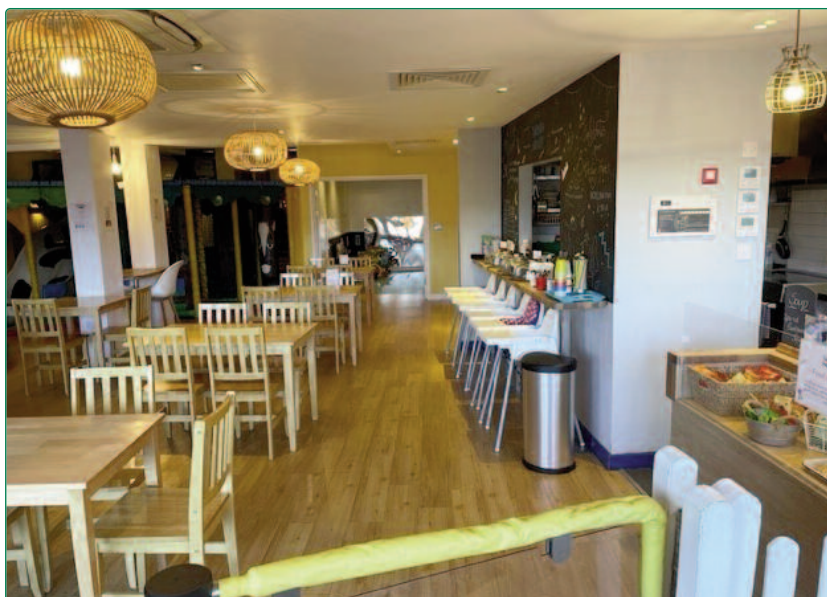
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372. All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property.



Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

NOTE:
T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

Energy performance certificate (EPC)

14b, Lower Street HASLEMERE GU27 2NX	Energy rating C	Valid until: 24 March 2028
		Certificate number: 9817-3047-0980-0700-7621

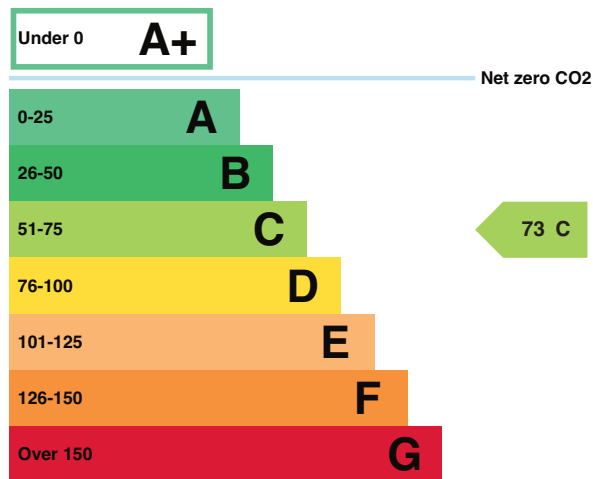
Property type	D2 General Assembly and Leisure plus Night Clubs and Theatres
Total floor area	183 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.