

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

PROMINENT RETAIL/OFFICE PREMISES

Ground Floor Only - Suitable for A1, A2 or B1 Uses

FOR SALE
(Long Leasehold Interest)



17 THE SQUARE

LIPHOOK • HAMPSHIRE • GU30 7AB

LOCATION:

The property is situated in The Square Liphook in a prominent main road position. Liphook has a population of approximately 8,200 and is situated some 2 miles south of the main A3 (London to Portsmouth Road) and beyond to junction 10 of the M25. Liphook Railway Station provides a frequent service to London Waterloo in approximately 60 minutes.

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

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17 THE SQUARE

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DESCRIPTION: The Ground Floor lock-up shop/office premises are in a high profile and excellent trading location in this sought after town. The accommodation consists in total of some 500 square feet, with a well fitted out showroom, office, with rear store/office, WC/Cloakroom and yard to the rear.

NB: The Use Clause does not permit the sale of hot, takeaway food (A5).

ACCOMMODATION: The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

Retail/Office: 6.00m x 5.00m (325 sq ft)
Office/Store: 2.56m x 2.00m (55 sq ft)
Kitchen/Tea Station: 1.75m x 1.25m (25 sq ft)
WC/Cloak: Not Measured
Yard: To the rear, approached by separate entrance off Headley Road.

TENURE: The premises are held under a 125 Years Lease from 29 September 2002, with 110 years remaining – no peppercorn ground rent, but, a 50% share in the Building Insurance with the residential accommodation above – approximately £250.00 per annum.

PRICE: **£125,000.00 (One Hundred & Twenty Five Thousand Pounds)** for the long leasehold interest.

VAT: The premises are not elected for VAT.

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

BUSINESS RATES: Rateable Value: £8,400.00
Rates Payable: **£3,914.40 per annum for the current 2017/18 financial year, but Small Business Rate Relief may apply, subject to status**

VIEWING: The premises are available to view strictly by appointment through the **Sole Agents:**



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NOTE:

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