

FURTHER REDUCTION

BACK ON MARKET
DUE TO ABORTIVE NEGOTIATIONS

Gascoignes

CHARTERED SURVEYORS

GUILDFORD 01483 538131

www.gascoignes.com

FOR SALE FREEHOLD ICONIC & PROMINENT PREMISES

Suitable for a multitude of Uses
'E' Class or Sui Generis

2,305 sq ft (214 sq m) approx.



19 HIGH STREET • HASLEMERE • SURREY • GU27 2HQ

LOCATION: The property is situated in the centre of Haslemere in a prominent position being close to the junction of the High Street and Petworth Road. Haslemere is a prosperous and attractive Market Town situated in the South-West corner of Surrey close to the West Sussex and Hampshire border. Haslemere 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.

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- LOCATION ctd:** Haslemere mainline railway station is close by and provides a fast and regular service to London (Waterloo).
The town centre offers a selection of restaurants, pubs and cafes alongside a good mix of multiple and independent retailers within close proximity. Retailers already established in the town include Waitrose, ASK Italian, Costa Coffee, Space NK and a number of other independent establishments.
- DESCRIPTION:** This ex HSBC bank building was built in circa 1930 and later extended by the Midland Bank over two floors to the rear of the Banking Hall, which housed full banking facilities for many years in the town centre with additional office space for the Bank's area and specialist management departments at second floor level.
- ACCOMMODATION:** *Please note that the sizes quoted are approximate:*
- Ground Floor:** 1,400 sq ft
1st Floor: 625 sq ft *Staff WC/Cloak Not Measured.*
Basement: 280 sq ft
- The premises are currently cellular and would obviously benefit from being stripped out to provide open plan accommodation, which would suit café, restaurant, retail, office user/financial institution/accountancy/architectural practice accordingly.
- PRICE:** **Reduced to £575,000.00 Freehold.**
- VAT:** The premises are not elected for VAT.
- EPC:** Rated D (**Energy Performance Certificate**).
- BUSINESS RATES:** Rateable Value: £28,250.00
Rates Payable: £14,096.75 per annum 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:**



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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) 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 is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building

HM Government

19 High Street
HASLEMERE
GU27 2HQ

Certificate Reference Number:
0280-0533-5019-6900-2096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 117

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	292
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	74.54
Primary energy use (kWh/m ² per year):	434.09

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

93

If typical of the existing stock