

DOUBLE FRONTED UNIT TO LET (NEW LEASE)

2,918 - 6,104 sq ft (271 sq m - 567 sq m)approx.



2-4 LOWER STREET • HASLEMERE • SURREY • GU27 2PD

LOCATION:

The property is located on Lower Street, just at the edge of Haslemere town centre. With access to the A3 is via the A287 (Hindhead Road) 100 yards to the west, with the A3 slip road approximately 2 miles to the North of the property, offering good onwards access to Portsmouth to the South and the M25 and London to the North. Access to the national railway network is also nearby with Haslemere station 0.25 miles from the subject property, with good onward links to Portsmouth Harbour and London Waterloo.

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DESCRIPTION: The property is formed of a double fronted unit, oriented in an L-shape from front to rear. As well as additional storage to the rear of the main space, there is lower ground/basement storage space, accessed from the right hand side of the property.

Access from Lower Street allows for deliveries. In addition, there is parking for several vehicles.

KEY FEATURES:

- Large Retail Showroom space
- New flexible lease with 'Terms To Be Agreed'
- Prominent Town Centre Location
- Rear Parking & Storage

ACCOMMODATION: *(all areas are approx.)*

Ground Floor:

Retail Area:	271 sq m	2,918 sq ft
Storage:	45 sq m	1,486 sq ft

First Floor:

Offices:	72 sq m	776 sq ft
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Lower Ground Floor:

Basement:	178 sq m	1,924 sq ft
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Total	567 sq m	6,104 sq ft
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TERMS: The premises are available by way of a new flexible lease, on Terms To Be Agreed.

RENT: **To Be Negotiated.**

BUSINESS RATES:

Description:	'Shop & Premises'
Rateable Value:	£26,750
Rates Payable:	£13,348.25 - 2022/2023

VAT: The premises are not elected for VAT.

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

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



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