

## ICONIC & PROMINENT EX-NAT WEST BANK BUILDING RESTAURANT/RETAIL/OFFICE/E CLASS

*3,071 sq ft (285.32 sq m) net approx.*

**TO LET (NEW LEASE)**



**24 HIGH STREET • HASLEMERE • SURREY • GU27 2HN**

### LOCATION:

The premises are situated in arguably the best trading location in the High Street of this most prosperous and attractive Market Town situated in the South West corner of Surrey close to the West Sussex and Hampshire border benefiting from excellent road and rail connections to London (44 miles via the A3), the ferry port at Portsmouth (26 miles) whilst both Gatwick and Heathrow Airports are some 40 and 50 miles distant respectively.

Haslemere town centre offers a selection of restaurants, pubs and cafes, alongside a good mix of multiple and independent retailer's in the town to include Boots Pharmacy, Space NK, Waitrose and newly re-furbished Georgian Hotel with the main public car park being within 50m (170 car parking spaces). Haslemere mainline Railway Station is within a 10 minute walk and provides a fast and regular service to London (Waterloo), reached within one hour.

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

**T: 01483 538131**

w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)

**DESCRIPTION:** The prominent 3 storey iconic period building (not listed) is of traditional brick and stone elevations under a multi-pitched clay tile roof. There is an outside garden area to the rear of the premises with both separate external access together with access from the ground floor rear. The premises would be ideally suited to a Restaurant user or any other use within the E Class Uses order.

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

**Ground Floor:** 1,629 sq ft (151.34 sq m)

**1st Floor:** 971 sq ft (90.20 sq m)

**2nd Floor:** 156 sq ft (14.54 sq m)

**Basement:** 315 sq ft (29.24 sq m)

**Total:** 3,071 sq ft (285.32 sq m)

**Outside Garden:** 700 sq ft (65.03 sq m)

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

**RENT:** To be negotiated.

**VAT:** The premises are **not** elected for VAT.

**LEGAL COSTS:** Each party to bare their own professional and legal costs in any proposed transaction.

**BUSINESS RATES:** The property is assessed as follows:

Rateable Value: £48,250.00

**Rates Payable: £24,076.75 for the 2021/22 Financial Year.**

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



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com      andy@gascoignes.com*

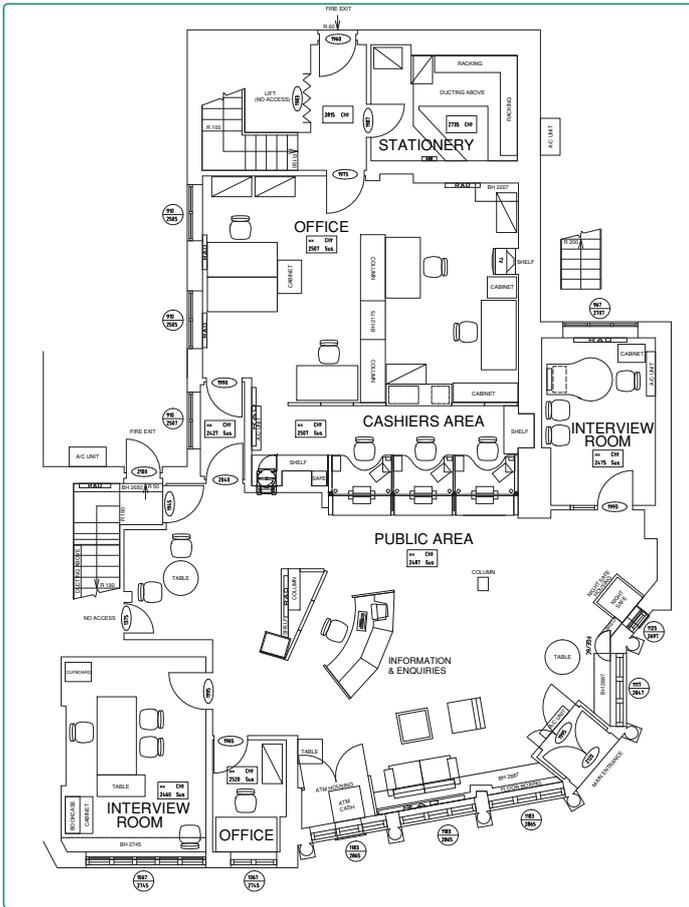
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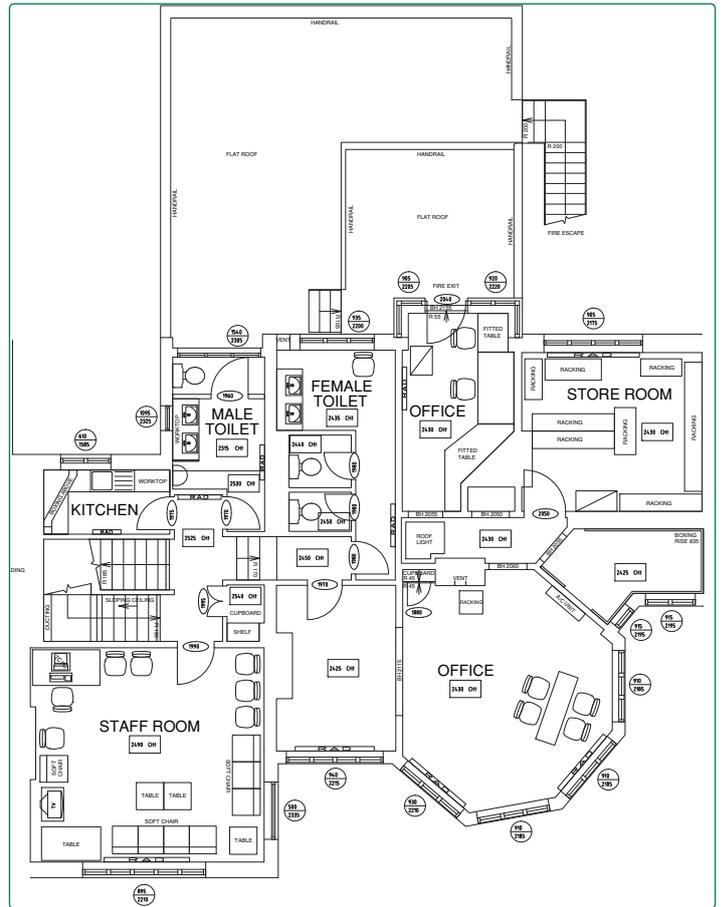
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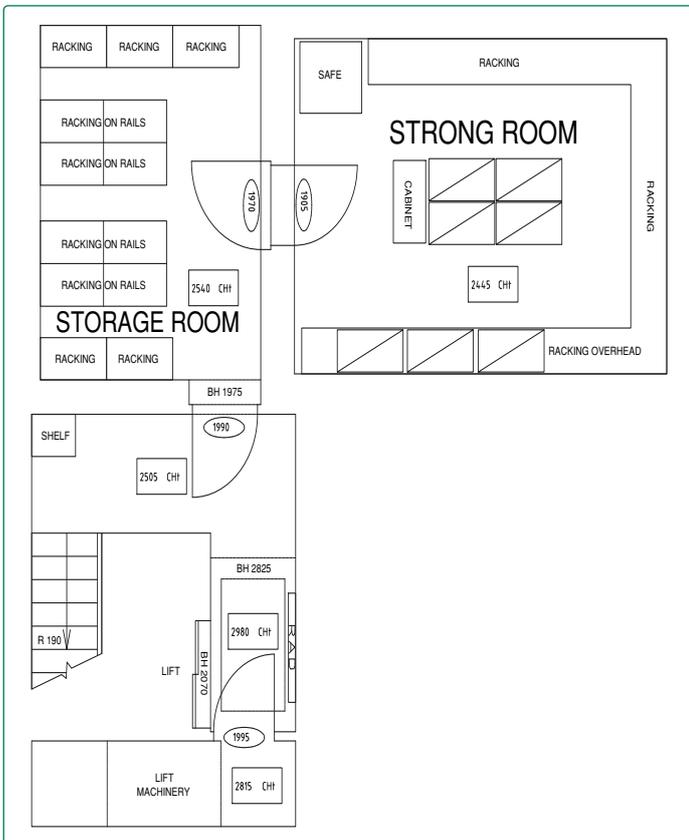


Ground Floor

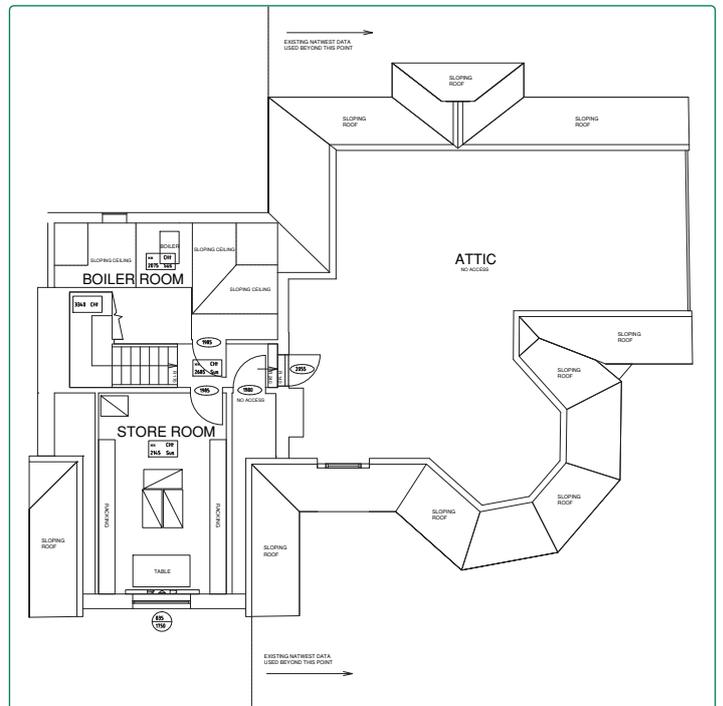


First Floor

Basement



Second Floor



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