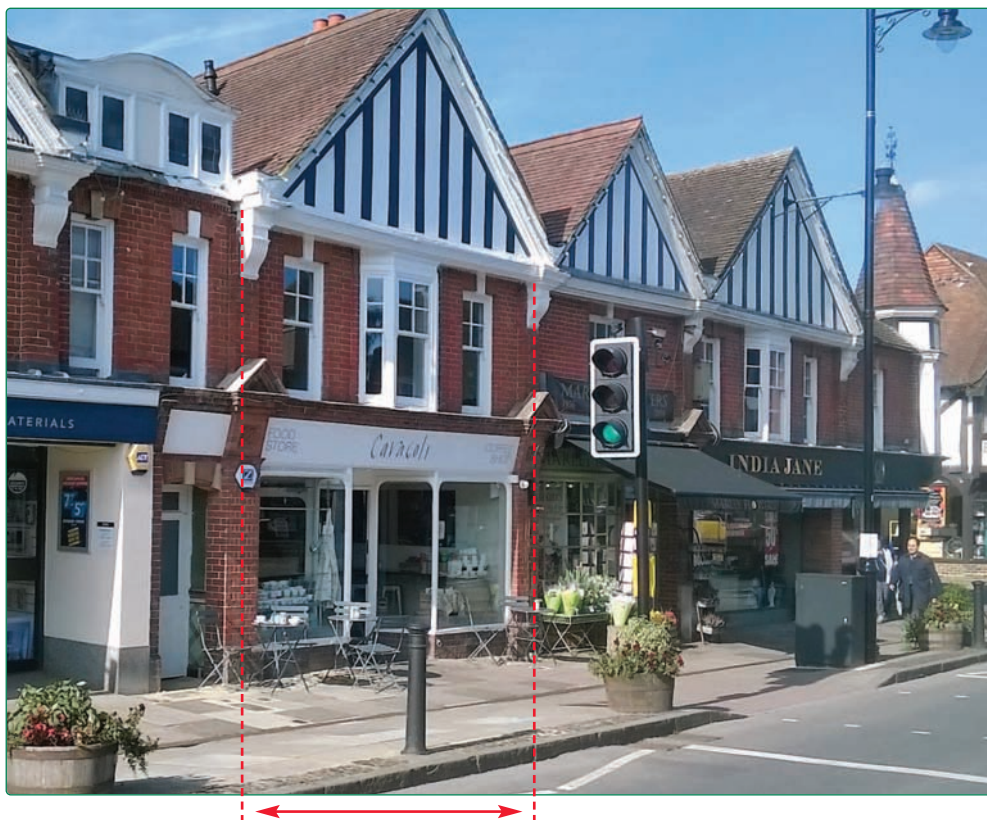


Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

**FREEHOLD INVESTMENT COMPRISING
GROUND FLOOR RETAIL PREMISES
& 3 X SELF CONTAINED FLATS
FOR SALE (FREEHOLD)**



27 HIGH STREET

HASLEMERE • SURREY • GU27 2HG

LOCATION:

The premises are situated in probably the best location in Haslemere, with nearby occupiers including India Jane, Costa Coffee, Boots, East and Aga Cookware. Waitrose supermarket car park is within 50m (170 spaces).

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

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DESCRIPTION: The ground floor is arranged to provide a large shop extending to some 1,650 sq ft arranged to provide a large open plan dining/seating area with a kitchen and WC facilities located towards the rear.

The upper parts are arranged to provide 3 x self-contained flats, 2 x 1 bed units located on the 1st floor and 1 x 2 bed unit on the 2nd floor. All of the flats are accessed via the rear.

ACCOMMODATION: Ground floor: Retail Premises

Seperate access to:

1st Floor 2 x 1 bed Flats

2nd floor 1 x 2 bed flat

TENANCY: The ground floor has been let to Caracoli by way of a new 10 year FRI lease from August 2016 at a commencing rental of £33,000.00 per annum rising to £44,000.00 per annum in year 3. There is a tenants option to determine the lease in the 5th year.

The upper parts are presently vacant and could be sold off or let. If the latter, it is our view that the 1 x bed units could be let for £800.00 - £825.00 pcm whilst the 2 x bed unit could achieve a rental level of between £950.00 - £975.00 pcm.

This would equate to a total rental income (including the ground floor income) of between £63,600.00 and £64,500.00 per annum exclusive.

PRICE: We are seeking **£1.25 Million** for the Freehold interest to include the ground floor shop and the 3 x self-contained flats above, a purchase at this level would show a gross initial yield of between 5.08% and 5.16% rising significantly in 2018.

Alternatively, our clients would consider a sale of the freehold interest excluding the residential apartments. In this regard we are seeking **£600,000.00** which will show a gross initial yield of 5.5% rising to 7.33% in August 2018.

VAT: The premises have been elected for VAT albeit the residential element is VAT neutral.

LEGAL COSTS: Each party to be responsible for their own costs.

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



James Gray
james@gascoignes.com

Andrew Russell
andy@gascoignes.com

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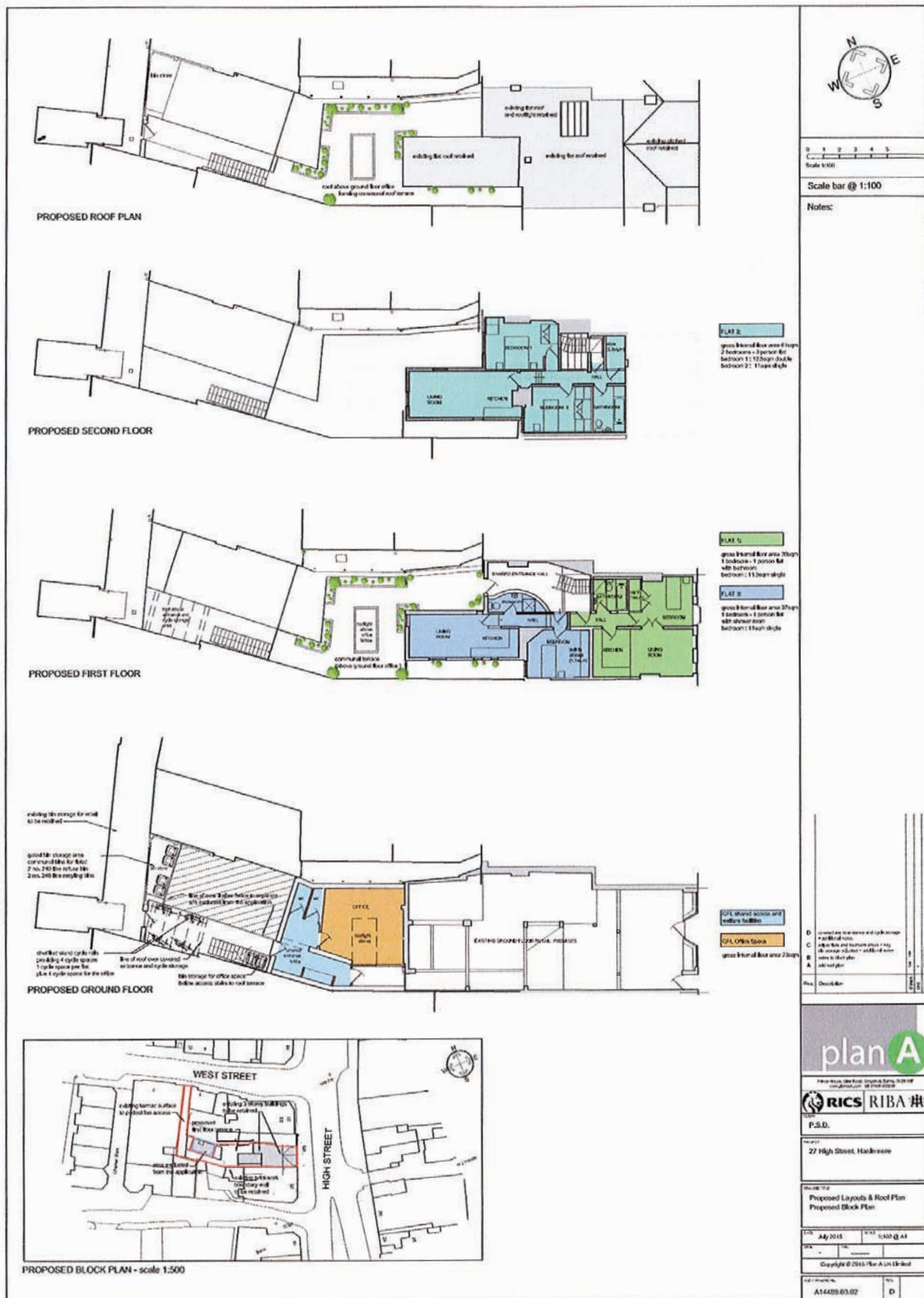
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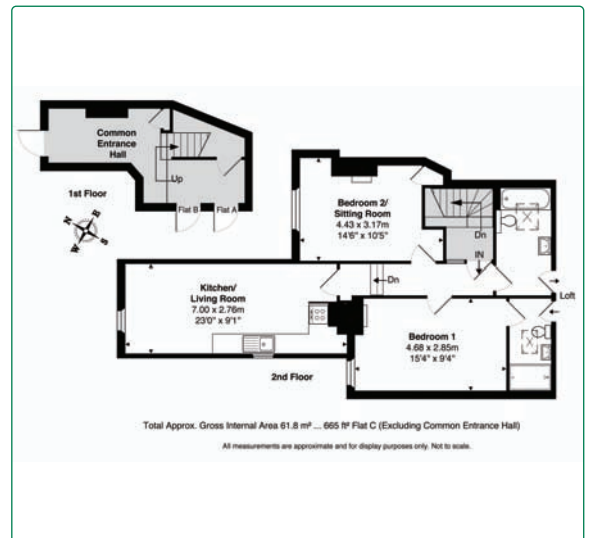
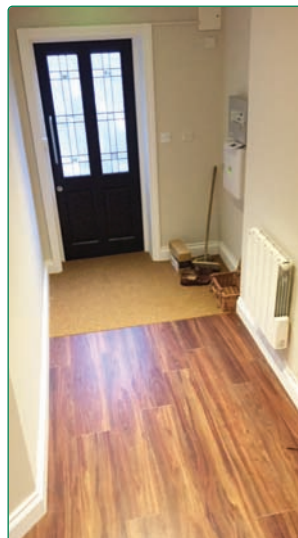
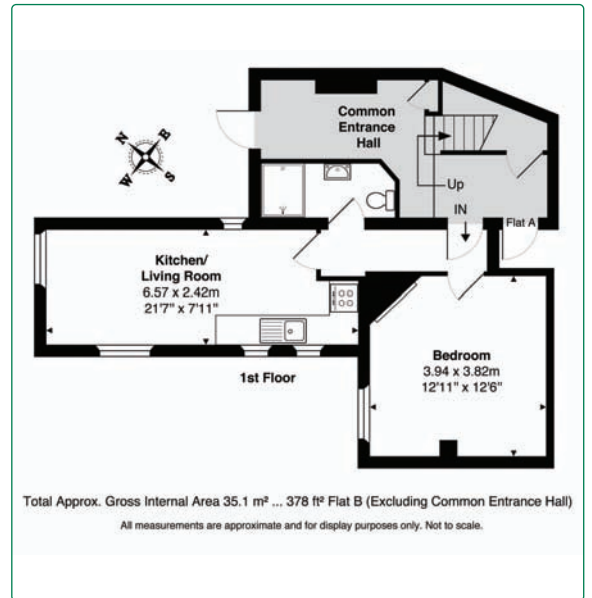
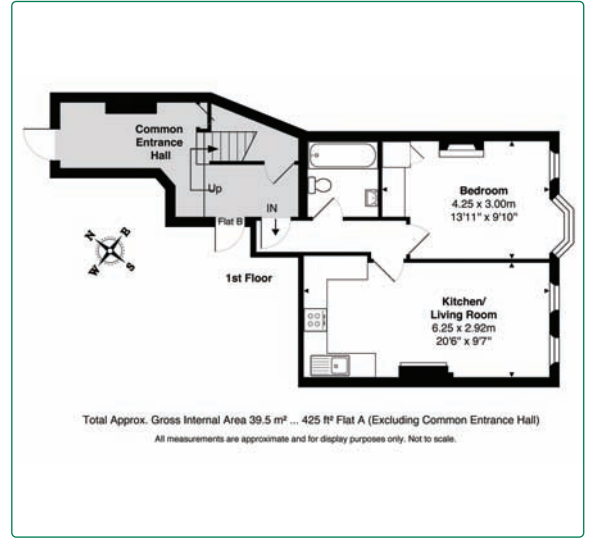
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