

TO LET
GROUND FLOOR LOCK-UP SHOP

621 sq ft (57.70 sq m) approx.



2B HIGH STREET • HASLEMERE • SURREY • GU27 2LY

LOCATION:

The property is located in a prominent position at the foot of Shepherd's Hill within Haslemere town centre. Haslemere High Street features numerous national and independent retailers, together with a good selection of restaurants and cafés.

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

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DESCRIPTION: The premises comprise a ground floor lock-up shop in a prominent town centre location close to Haslemere High Street and suitable for a number of uses, subject to the necessary consents.

ACCOMMODATION: (all areas net and approx)

Sales area:	595 sq ft (55.30 sq m)
Kitchenette & WC facilities	26 sq ft (2.40 sq m)
Total	621 sq ft (57.70 sq m)

TERMS: The premises are available by way of an assignment of the existing lease which expires in August 2027 with break clauses in August 2022 and 2024. The premises are inside the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

Note: Alternatively a new lease may be available subject to terms.

RENT: £12,000.00 per annum exclusive.

VAT: The property is elected for VAT, i.e. VAT will be applied to the rent.

SERVICE CHARGE: Diminimus - further details are available upon request.

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

RATES:

Description:	Shop and Premises
Rateable Value:	£12,250.00
Rates Payable:	Currently £672.00 per annum for the 2019/2020 financial year.

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



Rod Walmsley Andrew Russell
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NOTE:

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