

*Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014*

## **GROUND FLOOR LOCK-UP SHOP**

*621 sq ft (57.70 sq m) approx:*

**BUSINESS & LEASE FOR SALE  
OR, LEASE ASSIGNMENT/NEW LEASE**



### **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.

# 2B HIGH STREET

HASLEMERE • SURREY • GU27 2LY

- DESCRIPTION:** The premises comprise a ground floor lock-up shop in a prominent town centre location close to Haslemere High Street, beautifully fitted in every respect and successfully trading as a fashion boutique for the past 11 years. Support can be provided by the existing owner if required in respect of a sale of the business as a going concern.
- 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 2017. 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.*
- PREMIUM:** Preference will be given to a sale of the business and assignment of the existing lease at the figure of **£19,950.00** plus stock at valuation. Alternatively, the premises are available on a straight forward lease assignment, or, new lease, for a term and rent to be agreed.
- RENT:** **£13,000.00** per annum exclusive (rising to £14,000.00 per annum from 01 September 2015 for the remainder of the term).
- 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:       | £11,000.00                            |
| <b>Rates Payable:</b> | <b>£2,380.00 for the year 2015/16</b> |
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents**



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**NOTE:**

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