



RETAIL

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

## TO LET

*Area 591 sq ft (54.9 sq m) approx*



### 3 THE GALLERIES

**CROSSWAYS ROAD • GARYSHOTT • SURREY • GU26 6HJ**

#### **LOCATION:**

The property is located on Crossways Road, Grayshott, close to an assortment of independent retailers and traders. Crossways car park (40 spaces, free of charge) is located within walking distance of the property, which also benefits from neighbourhood parking directly in front of the property.

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

**T: 01483 538131 F: 01483 557549**

**w: www.gascoignes.com e: enquiries@gascoignes.com**

# 3 THE GALLERIES

CROSSWAYS ROAD • GARYSHOTT • SURREY • GU26 6HJ

**LOCATION(cont'd):** Grayshott is located some 2 miles south of Hindhead on the B3002, approximately 15 miles from Guildford and 35 miles southwest of London. Haslemere town centre and railway station are within 4 miles and the A3 [London-Portsmouth Road] is within 1 mile via Hindhead.

**DESCRIPTION:** The property comprises ground floor premises extending to approximately 500 sq ft, with 1 x designated car parking space (to rear). Internally, the property is carpeted with plastered and painted walls and a suspended ceiling with recessed lighting and comfort cooling.

**ACCOMMODATION:** (all areas net and approx)

Open plan retail area/office: 591 sq ft (54.9 sq m)  
Kitchenette  
Male/Female WC facilities  
**Total 591 sq ft (54.9 sq m)**

**AVAILABILITY:** The property is available immediately.

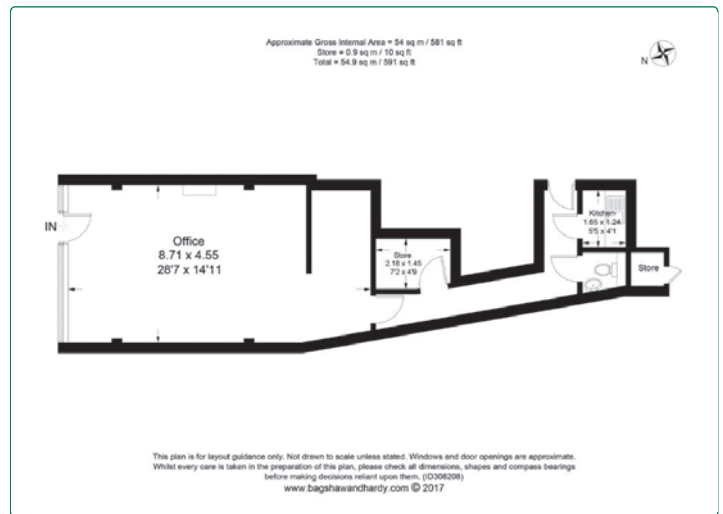
**RENT:** £11,000.00 per annum exclusive of Business Rates and utilities.

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

**LEGAL COSTS:** Each party to bear their own legal and professional costs.

**BUSINESS RATES:** Prospective applicants are advised to contact the Valuation Office Agency for further details.

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



James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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# 3 THE GALLERIES

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## Energy Performance Certificate

Non-Domestic Building



3 The Galleries  
Crossways Road  
Grayshott  
HINDHEAD  
GU26 6HJ

**Certificate Reference Number:**  
0510-0438-6800-6629-9096

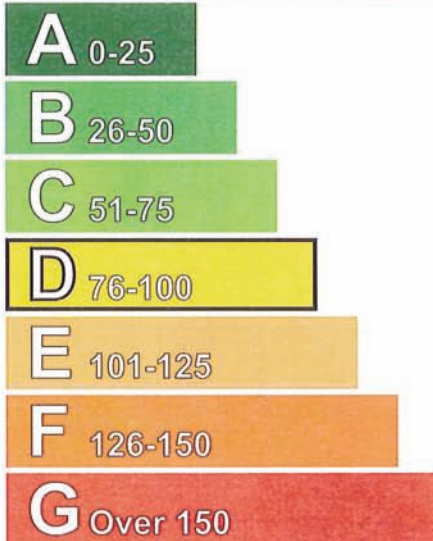
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 97

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	62
Building complexity (NOS level):	3

## Benchmarks

Buildings similar to this one could have ratings as follows:

36	If newly built
53	If typical of the existing stock

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