

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

## PROMINENT RETAIL/OFFICE PREMISES

Suitable for A1, A2 or B1 Uses

**TO LET**



### 3 WEST STREET

HASLEMERE • SURREY • GU27 2AA

**LOCATION:**

The premises are situated in possibly one of the best locations in Haslemere, with nearby occupiers including Space NK, Costa Coffee, Boots, East and Aga Cookware, with the main public car park and Waitrose being within 50m (170 spaces).

Haslemere Railway Station can be reached on foot within 10 minutes and access to the A3 via Hindhead by car within 10 minutes.

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# 3 WEST STREET

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## DESCRIPTION:

The iconic Post Office building in West Street was built in circa 1906 and has housed Post Office Counters ever since, with the former Sorting Office (adjacent) let and occupied by ASK restaurant for over 10 years. Internally the premises encompass a small waiting/retail area, behind which the secure Post Office transactions take place in the remainder of the 500 square foot of retail space.

The offices and ancillary accommodation to the rear (see below) are very basic, with tall ceilings and fluorescent lighting, with adequate staff facilities including a break-out Kitchen area and WC/Cloakroom.

There is a Burglar Alarm and security window fittings installed on the premises.

## ACCOMMODATION:

The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

<b>Retail:</b>	5.96 x 7.93 = 47.26 sq m (509 sq ft)
<b>Office 1:</b>	5.72 x 3.58 = 20.47 sq m (220 sq ft)
<b>Office 2:</b>	2.42 x 5.74 = 13.89 sq m (150 sq ft)
<b>Store:</b>	2.75 x 3.30 = 9.07 sq m (98 sq ft)
<b>Staff:</b>	2.88 x 3.30 = 9.50 sq m (102 sq ft)
<b>WC/Cloak:</b>	Not Measured

Our client is prepared to carry out alterations to the premises to improve the retail space offering, subject to covenant strength, which in our view would enhance the opportunity in this respect. However, the accommodation would also suit an office user/financial institution/accountancy/architectural practice accordingly.

## TENURE:

The premises are offered on new flexible lease terms at a commencing rent of £30,000.00 (Thirty Thousand Pounds) per annum exclusive, plus VAT.

## VAT:

The premises are elected for VAT.

## LEGAL COSTS:

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

## BUSINESS RATES:

Rateable Value: £17,250.00  
Rates Payable: **£8,038.00** per annum for the current 2017/18 financial year

## VIEWING:

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



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

Rod Walmsley  
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#### NOTE:

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