

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

LOCK-UP SHOP PREMISES

150 sq ft approx. GIA

FOR SALE



30 THE SQUARE

LIPHOOK • HANTS • GU30 7AH

LOCATION:

The property is situated in The Square Liphook in a prominent main road position. Liphook has a population of approximately 8,200 and is situated some 2 miles south of the main A3 (London to Portsmouth Road) and beyond to junction 10 of the M25.

Liphook Railway Station provides a frequent service to London Waterloo in approximately 60 minutes.

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

T: 01483 538131 F: 01483 557549

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

30 THE SQUARE

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- DESCRIPTION:** The premises are arranged to provide some 150 sq ft approx of gross internal accommodation together with WC, stores and basement.
- TERMS:** The property is available by way of a 999 year lease with approximately 974 years remaining.
- PRICE:** **£65,000.00** for the long leasehold interest.
- GROUND RENT:** **£50.00** per annum.
- RATES:**
- | | |
|-----------------|---|
| Description: | Shop and Premise |
| Rateable Value: | £1,150.00 (small business rate relief may apply) |
| Rates Payable: | £566.95 (approx.) for the 2015/16 year. |
- UPPER PARTS:** Not included.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



James Gray

james@gascoignes.com

Rod Walmsley

rod@gascoignes.com

Andrew Russell

andy@gascoignes.com

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NOTE:

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