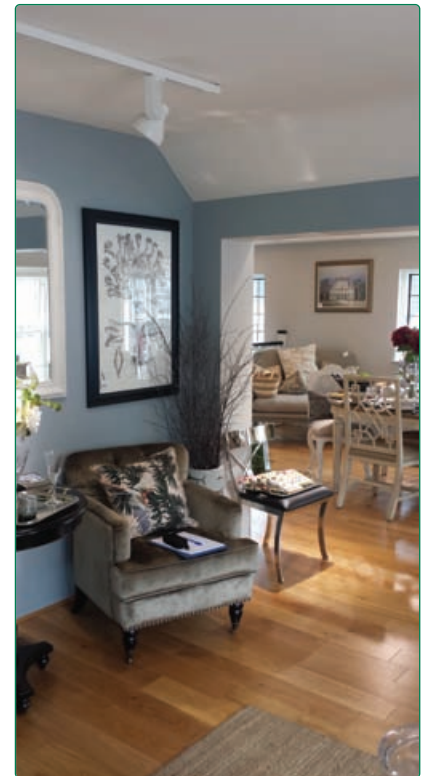


Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

PROMINENT HIGH STREET SHOP LEASE FOR SALE/ASSIGNMENT

2,067 sq ft (187.84 sq m)



31-33 HIGH STREET

HASLEMERE • SURREY • GU27 2HG

LOCATION:

The premises are located at the junction of the High Street and West Street, and is arguably the most prominent retail premises in the town.

Retailers close by include Waitrose, Boots, Aga, ASK, Pizza Express and Costa.

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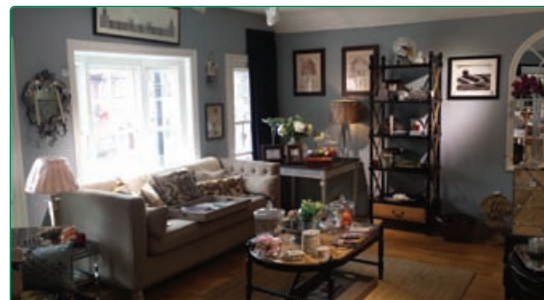
w: www.gascoignes.com e: enquiries@gascoignes.com

31-33 HIGH STREET

HASLEMERE • SURREY • GU27 2HG

ACCOMMODATION: The premises are arranged over ground floor and first floor offering the following approximate floor areas:

Ground Floor	1,150 sq ft	102.65 sq m
First Floor	917 sq ft	85.19 sq m
Total	2,067 sq ft	187.84 sq m



LEASE TERMS: The premises are held by way of a 15 year lease from 28th June 2013, expiring June 2028. The next rent review is June 2018, and there is also a tenant break on the same date.

RENT: £52,500.00 pax.

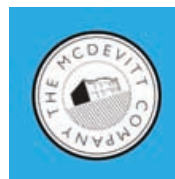
PREMIUM: Offers Invited

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

EPC: An EPC is available on request.

RATES: Rateable Value £36,750.00
Rates Payable **£18,375.00 approx**
for the 2016/17 Financial Year

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



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NOTE:

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