

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

**BUSINESS & FREEHOLD FOR SALE
OR NEW LEASE**

GROUND FLOOR LOCK-UP SHOP PREMISES

990 sq ft (92 sq m) approx:



34C HIGH STREET

HASLEMERE • SURREY • GU27 2HJ

LOCATION:

The premises are located off Haslemere High Street. Nearby occupiers include Pizza Express, Costa Coffee, Boots, East, India Jane, HSBC, National Westminster and Barclays Bank.

Haslemere is an attractive market town nestling between wooded hills in the southwest corner of Surrey. Transport links are excellent with the nearby A3 giving access northbound to Guildford (18miles), London (44 miles) and southbound to Petersfield (17 miles) and Portsmouth (26 miles) via the M27. Haslemere railway station provides fast and frequent services to London to Waterloo in approx. 45 minutes). Both Heathrow and Gatwick international airports are within easy reach.

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

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34C HIGH STREET

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DESCRIPTION: The premises comprise of approximately 876 sq ft of retail space with an additional area of circa 98 sq ft given over to Kitchenette, WC facilities and ancillary storage on the first floor approached by an internal staircase from the ground floor. Although located in a secondary trading location, the premises are literally within a few yards of the High Street, with a small, free Public Car Park to the rear.

ACCOMMODATION: (all areas net and approx:)

Sales area:	876 sq ft	(81 sq m)
Eaves storage:	98 sq ft	(9 sq m)
Kitchenette/WC facilities		
Total:	990 sq ft	(92 sq m)

TERMS: The premises are for sale Freehold, at the figure of £175,000.00. (One Hundred & Seventy Five Thousand Pounds), or, alternatively they are available To Let on new, flexible lease terms at a commencing rent of at £14,000.00 per annum exclusive.

VAT: The premises are not elected for VAT.

SERVICE CHARGE: Not applicable.

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

RATES:

Description:	Shop and Premises
Rateable Value:	£9,500.00
Rates Payable:	£4,683.50 for the year 2015/16 years

(Note: Small Business Rate Relief may be applicable, subject to status)

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents** and no approaches should be made directly through the store



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NOTE:

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