

PRIME PITCH IN TOWN CENTRE
APPROX: 1,000 sq ft - with Additional Storage
TO LET (NEW LEASE)



36 HIGH STREET • HASLEMERE • SURREY • GU27 2HJ

LOCATION:

The subject premises are situated in the centre of Haslemere close to a number of well known Retailers in arguably the best `pitch` in the Town. Immediate neighbours Include Space NK, Boots, Lloyds Pharmacy, Brewers, Costa Coffee, Aga, Strutt & Parker, Knight Frank and close to Waitrose and the main town centre car park.

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

T: 01483 538131

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

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DESCRIPTION: The premises provide an opportunity for either an open Ground Floor Shop or Office facility, previously trading as a retail shop but now open to a variety of uses under the new E Class Uses Order. To the rear of the premises is a small kitchenette/office and a separate small storage area. There are plans in place to re-locate the outside W/C Cloakroom into the rear area of the main ground floor space. The premises benefit from excellent natural light, whilst being in one of the high profile and best trading locations in the town centre. There are additional and separate storage facilities to the rear of the premises, subject to requirements.

ACCOMMODATION: *(All areas are internal and approximate.)*

Shop/Office: 7.32m x 13.25m

Rear Store: 2.13m x 3.38m

Kitchenette/Office: 1.85m x 3.30m

Outside: 1 x Male & 1 x Female WC/Cloakrooms *[not measured]*

Storage: 45.7 sq m

AMENITIES:

- Burglar Alarm
- Fire Alarm
- White Boxed/As is

TENURE: The premises are offered on new lease with flexible terms to be agreed.

RENT: Upon application.

VAT: The premises are elected for VAT.

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

BUSINESS RATES: **Rateable Value:** £22,750.00.
Rates Payable: Approximately £11,170.25 for the current 2020/21 financial year.

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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