

## PROMINENT E CLASS GROUND FLOOR LOCK-UP PREMISES

TOGETHER WITH A SELF-CONTAINED SINGLE BEDROOM FLAT ABOVE

**TO LET - (MAY SELL)**

*Commercial: 325 sq ft (29.99 sq m) approx.*



**52 HIGH STREET • HASLEMERE • SURREY • GU27 2LA**

### LOCATION:

The property is situated in the middle of the High Street on the Northern side close to Hemmingway's Café and Costa Coffee. Haslemere is an attractive old country town nestling between wooded hills in the southwest corner of Surrey where it borders onto West Sussex and Hampshire. It has excellent road and rail links to London (44 miles via the A3) and fast service to Waterloo Station (50 minutes) respectively, with the ferry port of Portsmouth (26 miles), Gatwick Airport (40 miles) and Heathrow Airport (40 miles) distant.

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

T: 01483 538131

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

## 52 HIGH STREET • HASLEMERE • SURREY • GU27 2LA

**DESCRIPTION:** The property comprises that of a ground floor lock-up commercial unit, ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) with a good and fairly prominent profile in the High Street, which is the main road linking Haslemere to Godalming. The self-contained, single bedroom, bijou residential flat above, is approached from the side and rear of the premises and enjoys a small courtyard to the ground floor entrance door.

**ACCOMMODATION:** *The property currently comprises the following accommodation:  
Please note that any sizes quoted are approximate:*

**Ground Floor:**

- **Retail/Office:** 9.9m x 3.03m - 29.99 sq m (325 sq ft)
- **Single Entrance Door**
- **Two steps up externally plus a further step to Open Plan space**
- **Spot Lighting**
- **Laminate Floor**
- **WC/Cloak to the rear:** (Not measured)

**Self-Contained Single Bedroom Flat to the rear on two floors**

**First Floor:**

- **Kitchen:** 2.3m x 2.3m
- **Lounge:** 4.1m x 3.1m
- **W/C Bathroom** (Not measured)

**Second Floor:**

- **Double Bedroom:** 3.7m x 3.2m

**TENURE:** The premises are offered on either a new lease of the Ground Floor Commercial premises with flexible terms to be agreed, or alternatively offers will be considered for the Freehold Interest. POA.

**(POA)**

**NB: There is a current tenant in the residential above on an AST at £795.00 pcm, who is very keen to stay should there be an investment purchaser.**

**VAT:** The premises are not elected for VAT.

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

**BUSINESS RATES:** Rateable Value: **£5,700.00.**  
Rates Payable: Small Business Rate Relief will apply subject to status.

**VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com      andy@gascoignes.com*

**Gascoignes · 2 Gillingham House · Pannells Court · Guildford · Surrey GU1 4EU**  
**T: 01483 538131**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

**NOTE:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372.