

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

## **A1 SHOP WITH UPPER PARTS TO LET (MAY SELL)**

*840 sq ft (78 sq m) approx.*



### **54 HIGH STREET**

**HASLEMERE • SURREY • GU27 2LA**

**LOCATION:**

The shop is situated on Haslemere High Street opposite The Georgian Hotel, restaurant and spa. Nearby occupiers include FatFace, Pizza Express, India Jane, Costa Coffee, EAST and Boots.

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

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# 54 HIGH STREET

HASLEMERE • SURREY • GU27 2LA

**DESCRIPTION:** The property is arranged over three floors and benefits from neighbourhood parking in front of the shop.

**ACCOMMODATION:** (all areas net and approx)

Ground Floor Retail Area:	441 sq ft	(41 sq m)
Kitchenette, WC and rear fire escape		
First Floor Retail Area:	227 sq ft	(21 sq m)
Second Floor Storage Area:	135 sq ft	(12.5 sq m)
<b>Total:</b>	<b>840 sq ft</b>	<b>(78 sq m)</b>

**RENT:** £20,000.00 per annum exclusive of Business Rates.

**TERMS:** The property is available by way of a new FRI lease for a term to be agreed.

**Alternatively, consideration might be given to a sale of the vacant freehold.**

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

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

**RATES:**

Description:	Shop and Premises
Rateable Value:	£12,750.00
Rates Payable:	£6,336.75 for the year 2016/17

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



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