

*Voted Best Commercial Agency – Surrey Property Awards 2012*

## EVELOPMENT & INVESTMENT OPPORTUNITY

**FOR SALE (Freehold)**

*1,082 sq ft (100.56 sq m) approx*



### **60 - 62 WEYHILL**

**HASLEMERE • SURREY • GU27 1HN**

#### **LOCATION:**

Situated in a bold trading location in this favoured West Surrey Town, these premises present an excellent opportunity for either a sole trader/owner occupier to gain retail representation and at the same time to develop the rear of the premises into a residential flat, subject to the normal planning application and conditions

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

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# 60 - 62 WEYHILL

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## DESCRIPTION:

The commercial premises form part of an end terrace of retail shops (middle and end), currently retailing a range of Bags and Accessories from one of the Units and the other given over to a Dry Cleaners and Alteration Tailoring services, well established for many years and trading over very limited opening hours owing to personal circumstances

## ACCOMMODATION:

The subject premises comprise of two separate lock-up shop units, currently with an intercommunicating door to the rear with outside yard and large garden access with ancillary accommodation given over to storage and associated business use. It was clients intention to submit a planning application for the back and ancillary area of the premises to be converted to a single bedroom flat and there are initial drawings available in this respect:

### SHOP UNIT 1:

Retail Area approximately 25.1m<sup>2</sup> (270 Sq.ft) with intercommunicating door to Shop Unit 2, W.C to rear and direct access to yard

### SHOP UNIT 2:

Retail Area approximately 34.62m<sup>2</sup> (372 Sq.ft) with intercommunicating door to Shop Unit 1, internal storage/ancillary area of 40.84sm (440 Sq.ft), with W.C to rear and direct access to yard

## RESIDENTIAL OPPORTUNITY:

Our clients have had discussions with a local Architect and preliminary drawings produced for conversion of the rear ancillary parts to for a self-contained single bedroom flat, subject to the necessary planning application and approval

## ABOVE & FIRST FLOOR:

Residential 2 Bedroom self-contained flat sold on a 999 FRI years lease from 20 March 2007 with an initial Ground Rent of £50.00 per annum together with an annual maintenance charge of circa £300.00 per annum

## TERMS:

Offers in excess of £150,000.00 (One Hundred & Fifty Thousand Pounds) invited for the Freehold interest

## BUSINESS RATES:

Rateable Value: £10,500.00  
Rates Payable: £5,050.50 per annum for the 2014/2015 year

## LEGAL COSTS:

Each party to pay their own legal costs.

## VIEWING:

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

or

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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