

**GROUND FLOOR LOCK-UP 'E' CLASS UNIT
IDEAL FOR MEDICAL/THERAPIST/BEAUTICIAN
OR RETAIL USE - *with rear parking***

TO LET (NEW LEASE)

500 sq ft (46.45 sq m) approx.



69A WEY HILL • HASLEMERE • SURREY • GU27 1HS

LOCATION:

Situated in a good trading location in this favoured West Surrey Town the premises are arranged to provide a modern lock-up shop extending to some 500 sq. ft approx. The immediate area comprises mainly secondary retail properties whilst also being close to Haslemere Station, with Tesco and Marks & Spencer Food Stores and Public Car Park close by.

Road communications are good with the A3 (London to Portsmouth Road) close by providing direct access to Guildford, London and the South Coast.

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

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- DESCRIPTION:** The premises comprise a very modern lock up shop unit extending to some 500 sq. ft approx. Internally the accommodation is beautifully fitted out and currently arranged with a Reception Area together with two separate ‘treatment rooms’ and with the benefit of Kitchen and WC facilities to the rear. There is one allocated car parking space to the rear of the building.
- ACCOMMODATION:** *(All areas are approx.)*
- Reception:** 22’ x 10’ (6.58m x 2.99m)
Treatment Room 1: 15’ x 11’ (4.48m x 3.29m)
Treatment Room 2: 15’ x 11’ (4.48m x 3.29m)
Kitchen: 9’ x 6’ (2.69m x 1.79m)
WC/Cloakroom: Not measured
- LVT Flooring throughout.
 - Inset spot lighting throughout.
 - Parking: One allocated space to the rear of the premises.
- EPC:** Energy Performance Certificate applied for.
- TERMS:** The premises are available by way of a new lease for a term to be agreed.
- RENT:** **£15,000.00 per annum.**
- SERVICE CHARGE:** **Approximately £1,800.00 per annum** to include Building Insurance.
- VAT:** The premises are **NOT** elected for VAT.
- BUSINESS RATES:** Rateable Value: £7,400.00
Rates Payable: **£3,692.50** for the 2024/25 Financial Year.
NB: Prospective tenants may be entitled to ‘Small Business Rates Relief subject to covenant.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Selling Agents:**



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

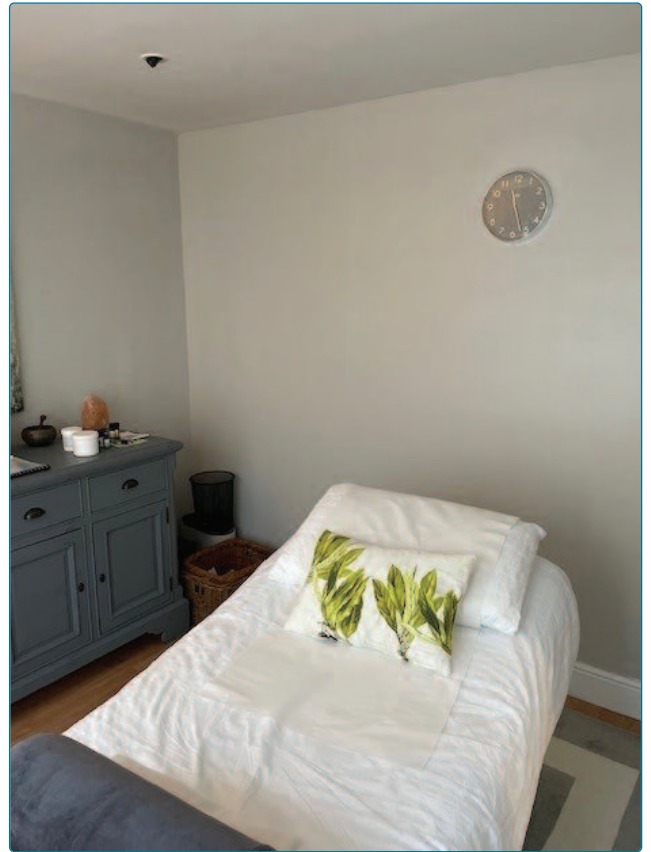
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NOTE:

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