

E CLASS LOCK-UP PREMISES

WITH A SELF-CONTAINED SINGLE BEDROOM FLAT ABOVE

TO LET - (MAY SELL)

355 sq ft (32.7 sq m) approx.



78 WEY HILL • HASLEMERE • SURREY • GU27 1HN

LOCATION:

The premises are located in Wey Hill a secondary parade located a short distance from the main Haslemere Town Centre. Nearby retailers include Marks & Spencer Food Hall, a Tesco Supermarket with excellent parking facilities and Lloyds Chemists, together with a multitude of independent traders. Haslemere is an attractive market town with a catchment area of some 15,000 in the Town and immediate environs.

Transport links are excellent with the nearby A3 giving access northbound to Guildford (18 miles), London (44 miles) and the M25; southbound to Petersfield (17 miles), Portsmouth (26 miles) and the M27. Haslemere station provides frequent fast services (London-Waterloo approx. 45 minutes); both Heathrow and Gatwick Airports are within easy reach.

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DESCRIPTION: The premises comprise ground floor E Class lock-up commercial premises together with a self-contained single bedroom Flat at first and second floor levels above (currently Let) with a lounge, separate Kitchen and W/C Bathroom on the first floor with a spacious main bedroom on the second floor.

ACCOMMODATION: *(all areas are NIA and approx.)*

Ground Floor Sales: 305 sq ft (28.3 sq m)

Stock Room: 50 sq ft (4.4 sq m)

**WC Cloakroom to the rear
Outside, large rear garden**

RESIDENTIAL: *Over first and second floors:*

Lounge: 15 x 15 ft (4.4 x 4.4 m)

Galley Kitchen: 14. x 7.6 ft (4.13 x 2.15 m)

Bathroom: Not measured. /Stairs to:

Bedroom: 15 x 15 ft (4.4 x 4.4 m)

TERMS: The Ground Floor E Class premises are available To Let by way of a new **Fully Repairing and Insuring Lease** for a term to be agreed.

RENT: The Ground Floor Class E premises are available to let at the figure of **£10,000.00 per annum exclusive.**

PRICE: The entire demise may be available to purchase at a figure to be agreed. The Flat above is held under an AST (Assured Shorthold Tenancy), currently rented at **£720.00 pcm**

VAT: The property has not been elected for VAT.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

BUSINESS RATES: Rateable Value: £4,700.00
Description: Shop + Premises
Rates Payable: No Rates payable subject to status

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



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NOTE:

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