

**RETAIL PREMISES
TO LET (NEW LEASE)**

1,487 sq ft (138 sq m) approx



UNIT NOS 1&2 THE KIRKPATRICK BUILDING

25 LONDON ROAD • HINDHEAD • SURREY • GU26 6AB

LOCATION:

The properties are situated in the centre of Hindhead with direct frontage to London Road the A3 - (London to Portsmouth Road) adjacent to its junction with the A287 (Haslemere to Farnham Road). The A3 provides fast and direct access to London (50 minutes) whilst the M25 Orbital Motorway can be reached in approximately 40 minutes at Junction 10 (Wisley).

Hindhead itself is a small village located in the administrative area of Waverley Borough Council and comprises secondary shopping facilities and amenities in the immediate area, more extensive shopping facilities and amenities are available at Farnham and Haslemere whilst more regional facilities are available at Guildford. Haslemere mainline station is located some 2½ miles distant, which provides a regular service to London (Waterloo) in approximately 50 minutes.

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- DESCRIPTION:** The subject premises comprise a large 'double' unit that was built in 2015. Internally, the property is currently configured as a bathroom, wood floor and door furniture showroom. The property features a range of decorative floor finishes, plastered and painted walls and recessed ceilings with a mixture of lighting fixtures.
- Externally, there is neighbourhood parking for approximately 10 x cars directly opposite the commercial units.
- ACCOMMODATION:** (all areas are gross internal and approx.)
Unit1&2: 138 sq m (1,487 sq ft)
- TERMS:** The premises are available by way of a new lease for a term to be agreed.
- RENT:** £22,000.00 per annum exclusive.
- VAT:** Details upon application.
- BUSINESS RATES:** Each party should make their own enquiries but it is likely that most occupiers will be able to benefit from Business Rates exemption.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



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NOTE:

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