

RETAIL UNIT
with rear parking
TO LET (NEW LEASE)
525 sq ft (50.25 sq m) approx.



UNIT 2 • WEYCOURT • 93 WEYHILL • HASLEMERE • SURREY • GU27 1HS

LOCATION:

Situated in a bold trading location in this favoured West Surrey town the premises are arranged to provide a modern lock-up shop extending to some 525 sq ft approx.

The immediate area comprises mainly secondary retail properties whilst also being close to Haslemere station, with A3 access also 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.

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DESCRIPTION: The premises comprise a conventional lock up shop extending to some 525 sq ft approx. Internally the accommodation is arranged principally in open plan format with the benefit of kitchen and WC facilities and car parking to the rear.

N.B The premises are to be offered empty and with vacant possession. Alternatively, current business which is fully fitted out as a greetings card/stationery shop with no expense spared, may be able to be purchased by separate negotiations with the current Tenant.

ACCOMMODATION: *(all areas are approx.)*

Sales Area: 525 sq ft 50.73 sq m approx

Kitchen/WC facilities: not measured.

AMENITIES:

- Strip-lighting throughout.
- Carpeted throughout.
- Provision to park 1 (one) car to the rear.

TERMS: The premises are available TO LET by way of a NEW LEASE for a term to be agreed.

RENT: £12,500.00 per annum exclusive.

BUSINESS RATES: Description: Class 'E' user clause
Rateable Value: £7,700.00
Rates Payable: £3,842.20

NB: Small Business Rate Relief may apply, subject to status.

VAT: The premises are not elected for VAT.

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

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



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