

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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CLASS E PREMISES TO LET

(MAY CONSIDER SELLING)

13A LOWER STREET
HASLEMERE
SURREY
GU27 2NY



DESCRIPTION: The property is a self-contained ground floor lock up shop with attractive double frontage and good visibility from the main road. The premises are in good condition throughout providing a main sales area, storage or changing room and WC. The shop would be suitable for a variety of uses including financial/professional services, clinic/medical use, café, beauty/nail salon, general retail sales etc..

SITUATION: Located in a prominent position, just off Haslemere high street. Nearby traders include The Sewing Room, Millie Jones Hair, Allen Avery Interiors, MOMA restaurant, Cockrill Shoes, and in the high street there is Waitrose, Costa Coffee, Brewers decorator centre, Boots chemist and Space NK. Haslemere is a thriving Town with a main line station to Waterloo and Portsmouth and easy access to the A3 at Hindhead (about 2 miles North).

ACCOMMODATION:

Description		Approximate measurements in Sq ft and sq m
Shop area	The shop area has excellent shop frontage and visibility. 20'6 x 13	266'47 / 25
Storage and WC	This area provides a storage room and WC. (we are advised that there is plumbing for a sink opposite the WC if required) 11'01 x 8'10	98'38 / 9
Total internal area		364'85 / 34

RATEABLE VALUE: £7,500 (from 1 April 2023 to present) we understand that this property qualifies for 100% small business rate relief, however prospective tenants are advised to make their own enquiries.

EPC: Rating B.

TERMS: A new Full Repairing and Insuring lease for a period of years to be agreed.

RENT GUIDE: £10,000 pax (no VAT)

*Our clients may consider selling their freehold interest.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.