

Westwood and Company

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

Website: www.westwoodandco.com



FREEHOLD SHOP FOR SALE

AT
87 WEYHILL
HASLEMERE
SURREY
GU27 1HN

APPROX. 418 SQ FT / 39.2 SQ M



Description The premises comprise a two storey building, lock up shop on the ground floor and residential flat above, sold on a long lease. The shop has an attractive frontage with bay windows either side of the front entrance door and an area to the side and rear of the property for access and bin storage.

Situation The premises is situated in a prominent position on Wey Hill in Haslemere, nearby traders include M and S Food, Tescos, Cook, Bakers Flooring and Fabrics, plus several strong local businesses established in Weyhill for many years. Haslemere is a very prosperous small town on the Surrey/Sussex border, with an excellent train service to Waterloo (55 mins).

Accommodation

Description	Approx. measurements in Sq ft /Sq m	
Door to front shop area, bay windows.	16 x 13	222 / 21
Lobby area with understairs storage, WC and kitchen.	12 x 5	60 / 5.6
Rear shop area	11 x 12	136 / 12.6
Total area		418 / 39.2

Rateable Value £4,900 from 1st April 23 to present, therefore 100% small business rate relief.

EPC rating D.

The Ground lease on the flat has been extended recently, a copy will be provided once a sale has been agreed.

Viewing Via The Vendors Sole Agents who hold keys

Price £125,000 stc no vat

**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.

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