

Westwood and Company

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

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FREEHOLD INVESTMENT PROPERTY

98 – 100 Weyhill

Haslemere

Surrey, GU27 1HS

**COMPRISING TWO SHOPS, ONE 1 BEDROOM FLAT LET ON AN AST AND ONE 2
BEDROOM FLAT SOLD ON A 125 YR LEASE FROM 2009. PLUS 4 PARKING SPACES.**



DESCRIPTION: The property comprises a detached mixed use investment property, probably dating back to the early 20th century, with recent improvements including a new roof and replacement windows on the flats. Constructed of brick with rendered elevations under a pitched and tiled roof. Features include rear access and parking for four cars.

SITUATION: located in a vibrant neighbourhood area, local users nearby include M and S Food, plus many well established local traders, restaurants and cafes. Weyhill is about 1 mile from Haslemere Town Centre and about 2 miles off the A3 at Hindhead.

THE LEASES:

1. 98 Weyhill, Haslemere – Let on a 5 year full repairing and insuring lease from August 2022, outside the 1954 Landlord and Tenant Act, let at a rent of £12,000 pax no VAT with a tenant only break clause after 3 years, subject to 3 months prior notice.
2. 100 Weyhill, Haslemere – Recently vacant.
3. 98a Weyhill, Haslemere – Let on an assured shorthold tenancy at £750 pcm. Details on request.
4. 100a Weyhill, Haslemere – sold on a 125 year lease from 2009 with a ground rent of £10 pa and use of the garden and one car parking space. 25% repairing liability for the building.



*Photos of the rear of the property and the car park area.

EPC: 98 Weyhill D rating expires 26th June 2025.
100 Weyhill D rating expires 26th June 2025.

RATEABLE VALUE: 98 Weyhill GU27 1HS - £6100 qualifying for full small business rate relief.
100 Weyhill GU27 1HS - £4600 qualifying for full small business rate relief.

PRICE GUIDE: £400,000.00 no VAT SUBJECT TO CONTRACT.

**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.