

**A1 LOCK-UP  
SHOP**

**TO LET**



**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**

**EGi's Most Active Dealmaker - Surrey 2019/20**



**13A, LOWER STREET, HASLEMERE, GU27 2NY**

100% Small Business Rates Applicable  
Recently Completely Redecorated Throughout  
Prominent Roadside Location  
Suitable for a Variety of Uses (STP)  
**32.23 sq. m. / 347 sq. ft.**



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

**13A, LOWER STREET, HASLEMERE, GU27 2NY**

**Location**

The property is located on Lower Street, just on the edge of Haslemere town center, in a prominent position with good signage for passing retailers and access to a range of shops and facilities. Access to the A3 is via the A287 (Hindhead Road) 100 yards to the west, with the A3 slip road approximately 2 miles to the North of the property, offering good onwards access to Portsmouth to the South and the M25 and London to the North. Haslemere station is 0.25 miles from the subject property, with good onward links to Portsmouth Harbour and London Waterloo. There are bus stops less than 50m from the subject property offering services 18X, 19, 23, 70 & 71 between Aldershot, Alton, Guildford, Haslemere, Midhurst and Woolmer Hill.

**Description**

The property is formed of a self-contained ground floor lock-up shop with main trading area to the front and a step up to a rear changing room/store area, along with kitchenette and WC.

Internally the property presents well and has just been vacated by the previous occupier and returned in redecorated condition. The property is suitable for a variety of uses; including offices.

**Accommodation**

**Total 32.23 sq. m. / 347 sq. ft.**

**Rent**

£9,500 p.a. (no VAT)

**Rates**

Rateable Value: £5,200  
Rates Payable: £2,600 (2020/21)

**100% Small Business Rates Relief Available for Incoming Tenants.**

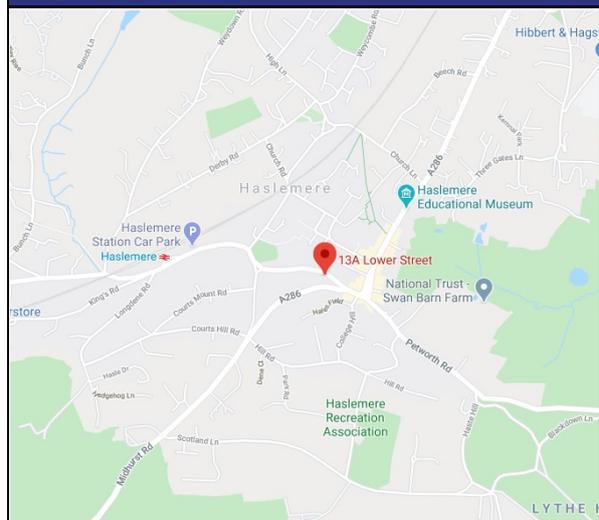
**Lease**

Available on a New Lease With Terms to Be Agreed

**EPC**

To Be Re-Assessed (G - 151)

**Map**



**Internal Photo**



**Legal Costs**

Both parties to bear their own legal costs incurred in the transaction.

**Viewing**

Strictly by appointment with the sole agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

**Owen Shipp Commercial**  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)