



Cockerill Kids

CLAYTON

**FOR SALE,
TO LET**

FREEHOLD RETAIL SHOPS & UPPER PARTS WITH VACANT POSSESSION
1760 Sq. ft (164 Sq m)

Owen
Isherwood
CHARTERED SURVEYORS

7-9 High Street, Haslemere , GU27 2HG

KEY POINTS

- Separate Access for Upperparts
- Prime Retail Location
- Parking Nearby
- Owner Occupation or Potential Investment Opportunity

LOCATION

Located in a prime Haslemere trading position on the High Street and adjacent to the Roundabout where Haslemere Town Hall is situated. Nearby traders include Cockerill Shoes, Alan Avery Interiors, Wetherspoons & Lloyds Banks. The property also benefits from being positioned about 100 yards from the main town car park next to Waitrose. Haslemere is thriving town with a mainline station to London Waterloo & Portsmouth & easy access to the A3 at Hindhead (about 3 miles).

DESCRIPTION

Exceptionally rare opportunity to acquire a freehold retail premises in the centre of Haslemere, with first & second floor space & separate access. The period property was constructed over 2/3 floors with brick elevations and a pitched & tiled roof. The upper floors have their own High Street entrance between the two shops.

ACCOMMODATION

Ground Floor	878 sq. ft	81 sq m
First Floor	688 sq. ft	64 sq m
Second Floor	200 sq. ft	18 sq m
Total	1,760 sq. ft	164 sq m

Please note that the second floor is accessed via a loft hatch.

TERMS

Freehold for sale or may let for a term to be agreed. Rental Offers are invited.

£495,000 (four hundred and ninety-five thousand pounds) Subject to Contract

RATES

No. 9 - £13,000

No. 7 - Not yet assessed

EPC

No.9 - C (59)

No.7- Not yet assessed

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Mark Isherwood

T: 01483 300 176

M: 07990 585 666

E: mark@owenisherwood.com