

For further information
please contact:

Jessica Hawes
T: 0207 911 2409
E: jessica.hawes@avisonyoung.com

Alex Burke
T: 0207 911 2124
E: alex.burke@avisonyoung.com

For Sale

24 High Street, Haslemere, Surrey, GU27 2HN



Location

Haslemere is a small, affluent town in the Borough of Surrey, on the Surrey-Hampshire border. The subject property is located in a prominent position along the High Street. Nearby occupiers include Costa Coffee, HSBC, Boots and Lloyds Pharmacy.

Description

The property is a three storey, period building comprising a multi-pitched clay tile roof with brick and stone elevations. The property is situated within a prominent position towards the top of the High Street in the centre of Haslemere. There is a garden to the rear of the property accessed via a gated side alley.

The property benefits from the following approximate net internal floor areas:-

Ground floor:	151.34 sq m	1,629 sq ft
Basement:	29.24 sq m	315 sq ft
First floor:	90.20 sq m	971 sq ft
Second floor:	14.54 sq m	156 sq ft
Total:	285.32 sq m	3,071 sq ft

Tenure

Freehold

Guide

Offers in the region of £720,000

Planning

The unit benefits from A2 use.

Business rates

We understand that the property is assessed as follows:

Rateable value: £48,250

UBR (2019/20): £49.1

Rates Payable: £23,691

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

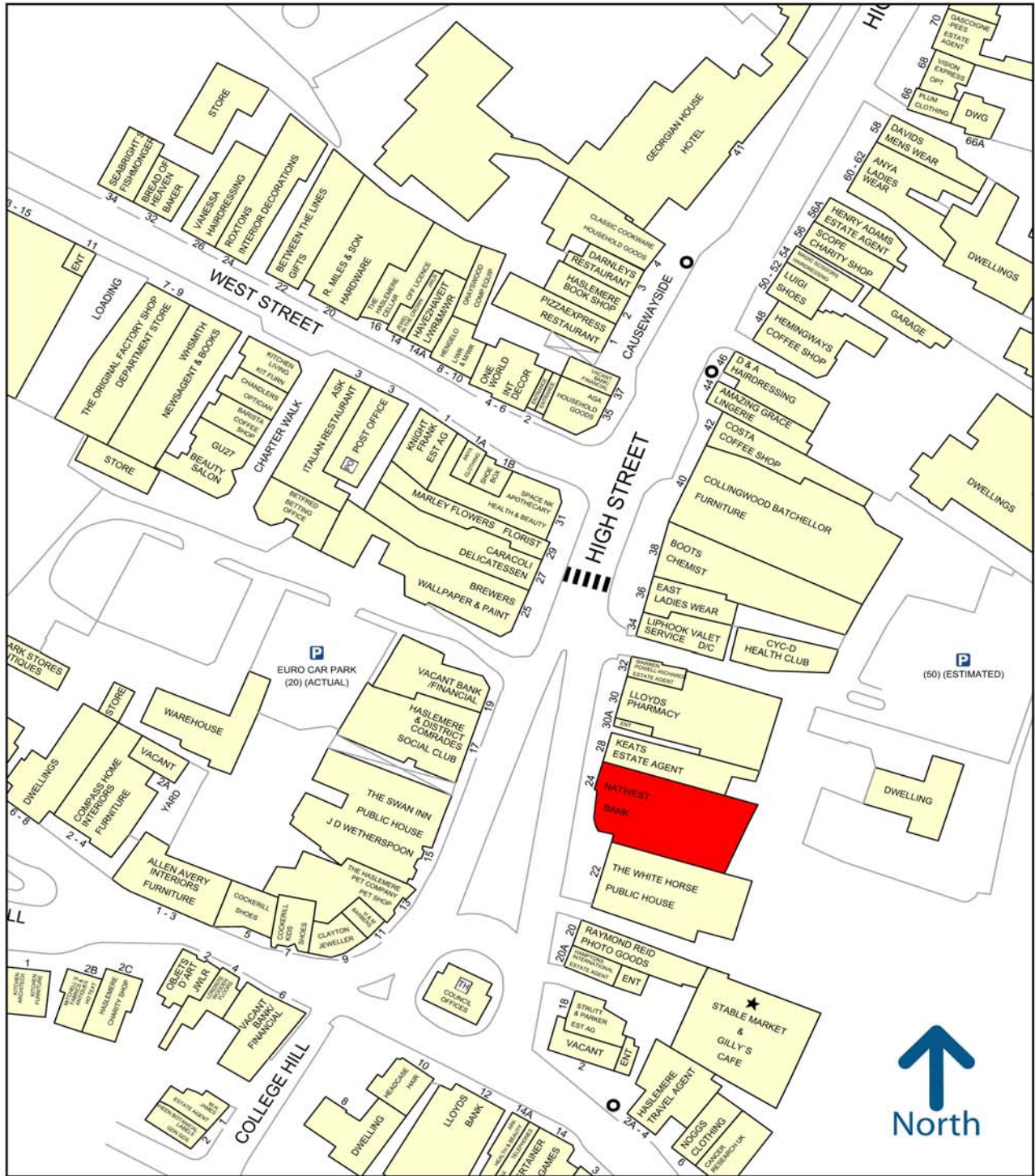
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

VAT

VAT, if applicable, will be charged at the standard rate.



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