



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**FREEHOLD
MIXED USE INVESTMENT
FOR SALE**



**15 LONDON ROAD
HINDHEAD
GU26 6AB**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: The premises are located in the village of Hindhead which is best known as the location of the Devil's Punch Bowl, a beauty spot and site of special scientific interest. The village has direct access to the A3, which runs between Portsmouth and London and links with the national motorway network. Haslemere Station is the closest mainline station, less than 3 miles, which is on the Portsmouth to London Waterloo line.

DESCRIPTION: A prominent detached building comprising two 2 bedroom flats above a commercial unit with four parking spaces to the rear. Fully let with an income of £40,060 per annum exclusive showing a gross initial yield of 7.1%

The property is of traditional construction with brick elevations relieved by uPVC double glazed windows under a pitched tile covered roof.

GROUND FLOOR OFFICE/RETAIL 84.10 SQ M (905 SQ FT)

First Floor & Second Floor Self-Contained Flats with Independent Entrance Each Comprising

Two Bedrooms, Living Room, Kitchen, Bathroom

AMENITIES:

- * Prominent Location
- * Mixed Use Investment
- * On Site Parking to the Rear for Four Cars

TENURE: Freehold, subject to the current tenancies.

The Ground floor is let to EDX Education UK Ltd by way of a Lease dated 6 June 2023 for a Term of five years, subject to a Tenant Option to Break at the end of three years, at the Rent of £11,500 per annum exclusive. The Lease is on effective Full Repairing and Insuring Terms, subject to a Schedule of Condition. It is granted outside the security of tenure and compensation provisions of the Landlord and Tenant Act.

The First Floor Flat is let by way of an Assured shorthold Tenancy at the current Rent of £13,200 per annum.

The Second Floor Flat is let by way of an Assured shorthold Tenancy at the current Rent of £15,360 per annum.

PRICE: Offers in the region of £565,000 Freehold.
The property is not elected for VAT

RATES: Ground Floor Rateable Value £7,400 payable at 49.9p in the £ (2023/2024)
Flat A Council Tax – B
Flat B Council Tax – B

EPC:

Ground Floor:	E111
Flat A:	D 67
Flat B:	C 69

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.



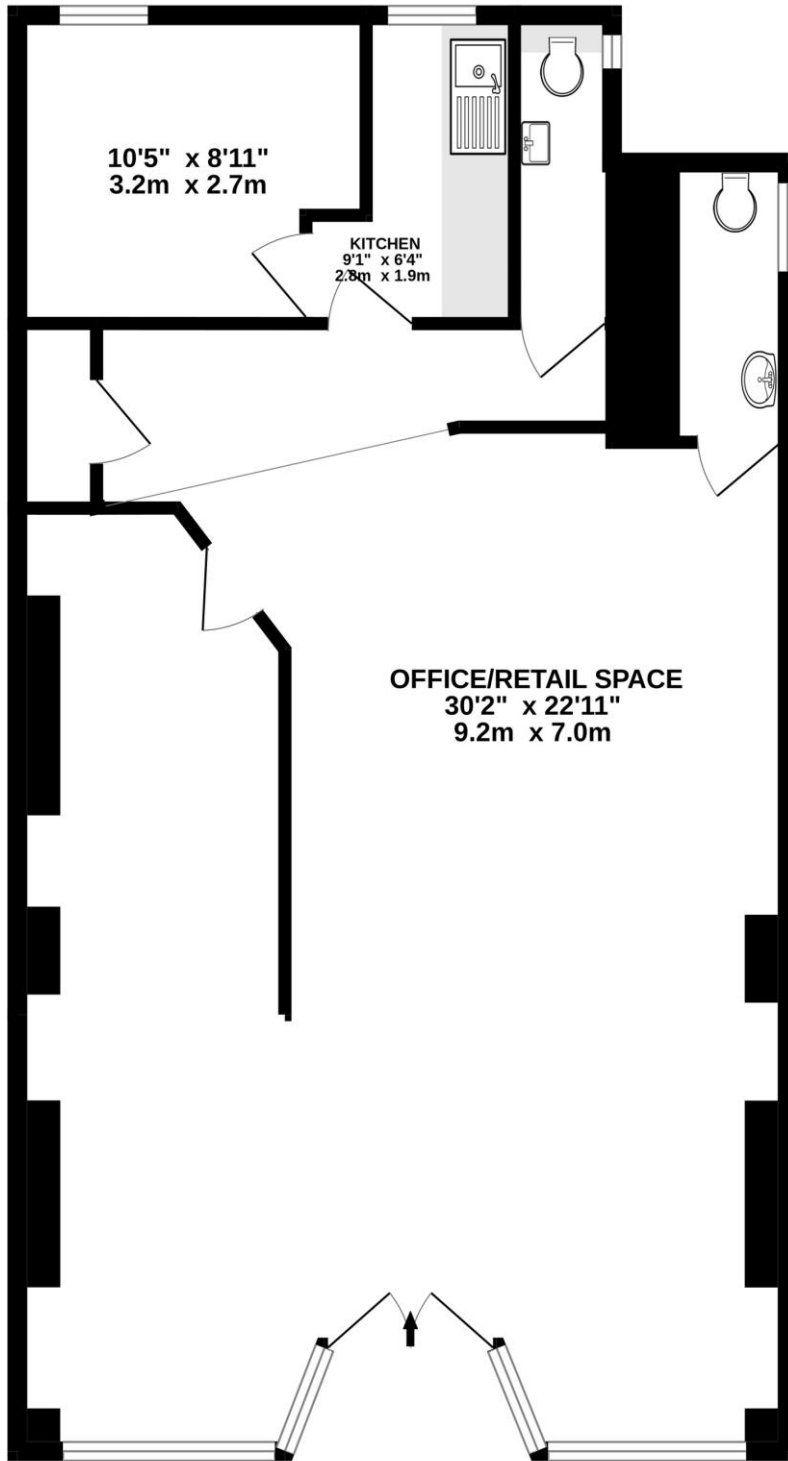
Ground Floor Retail/Office



Ground Floor – Kitchenette



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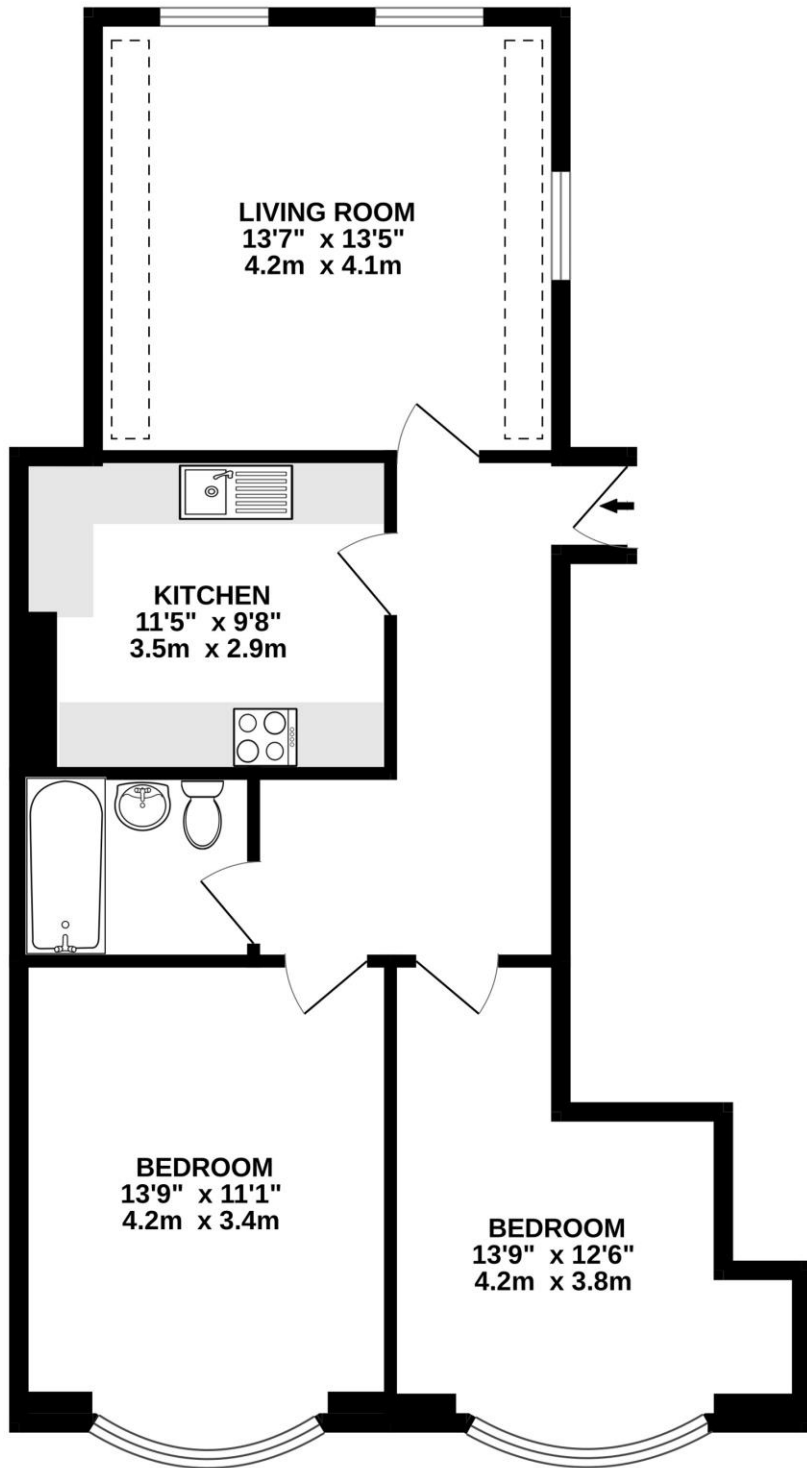
GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.

TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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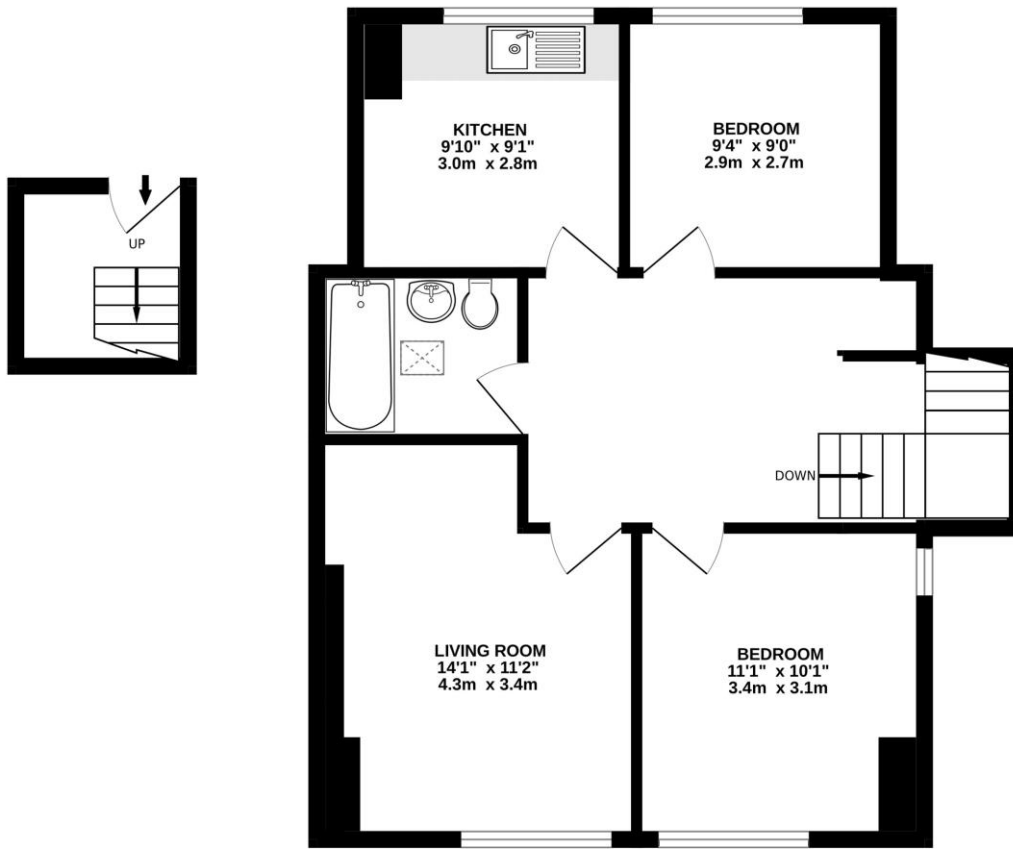
1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.

TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

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1ST FLOOR
38 sq.ft. (3.5 sq.m.) approx.

2ND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

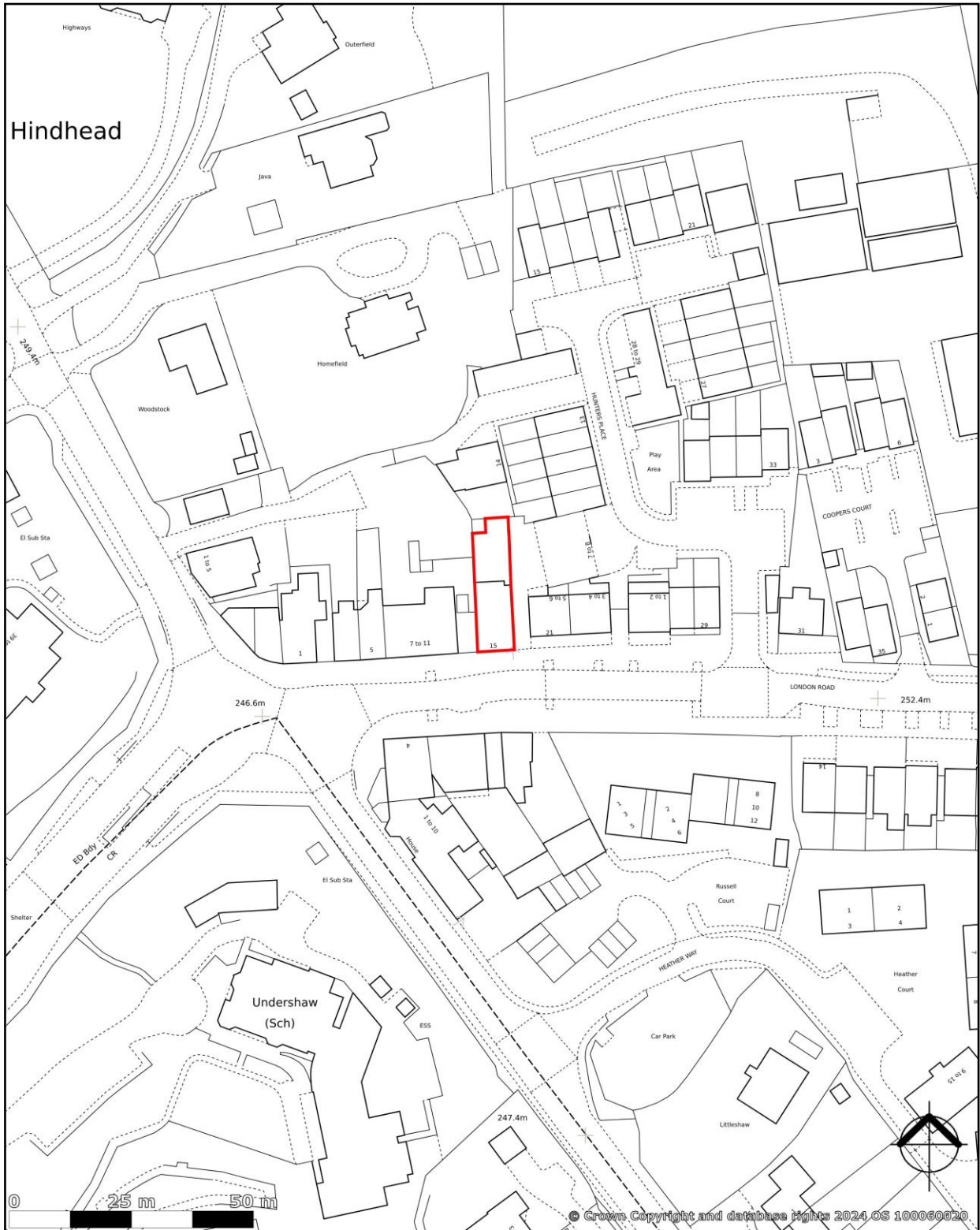


TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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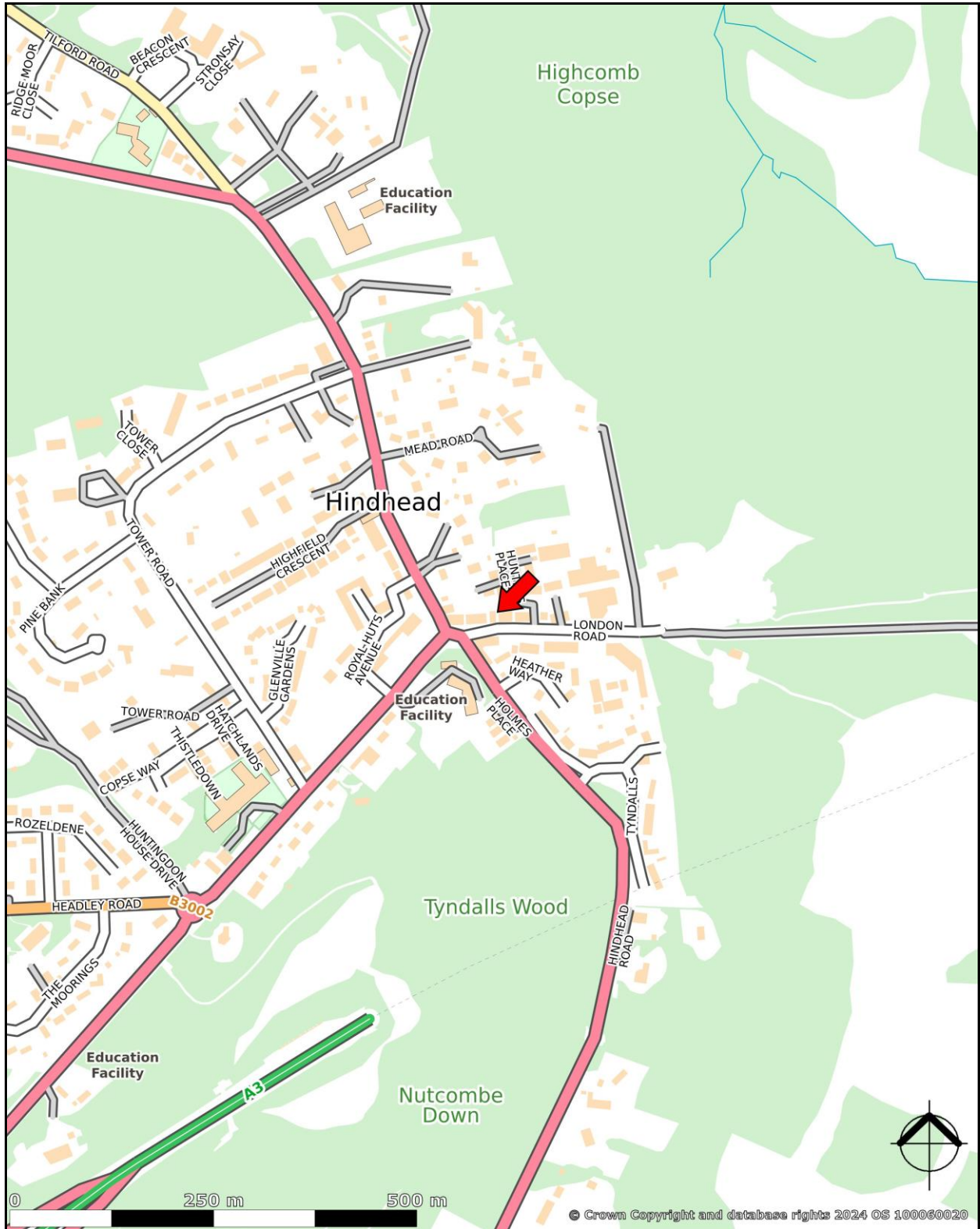
15 London Road, Hindhead



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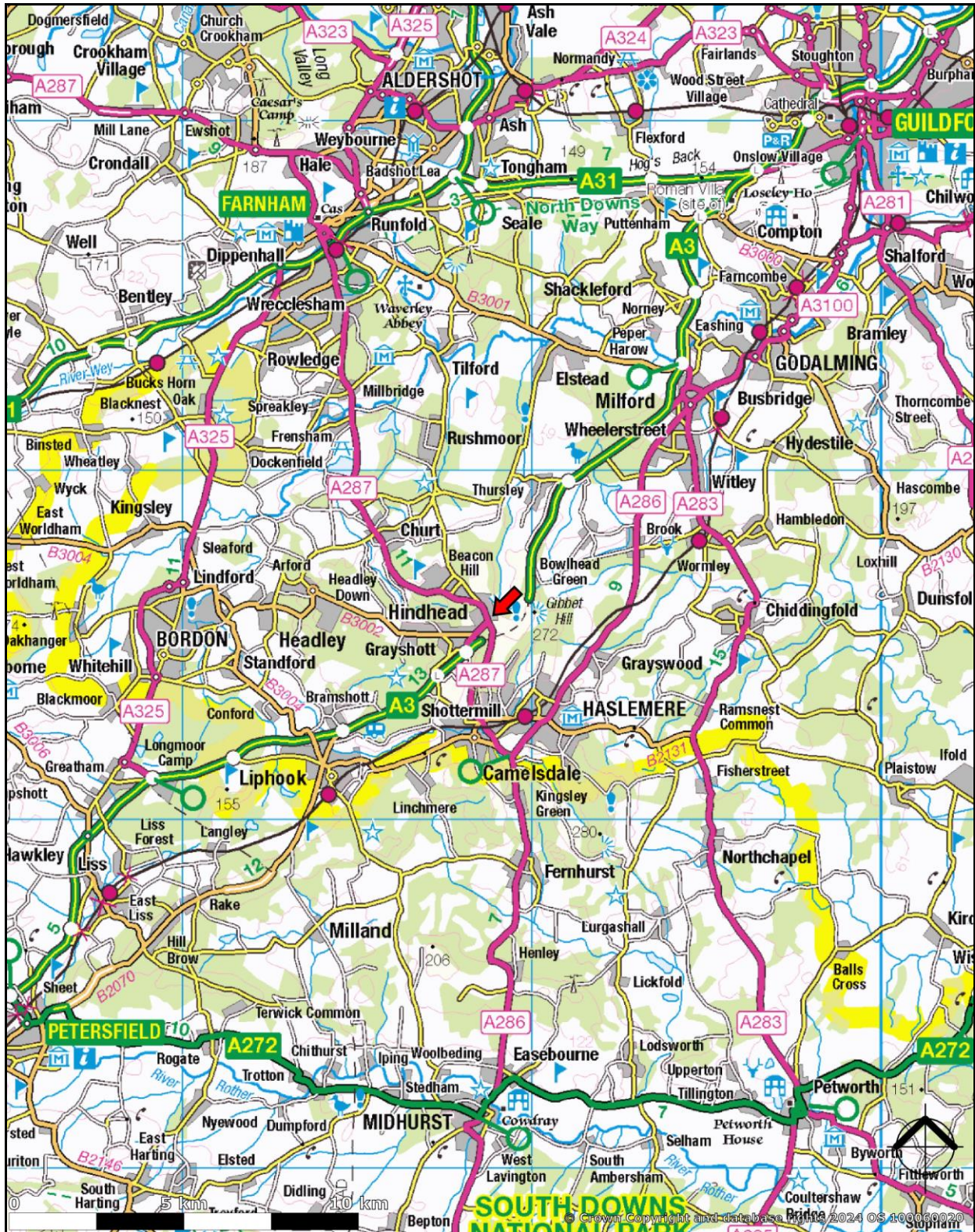


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