



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

DOUBLE FRONTED SHOP

957 sq. ft. (88.90 sq. m)

3/4 HEADLEY ROAD, GRAYSHOTT, HINDHEAD, SURREY GU26 6LE

HAIR SALON
GRAYSHOTT
01428 606600

4

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KITCHEN DESIGNS



01428 748600
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KITCHEN DESIGNS



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Signature
Goodbye
Grayshott.

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LOCATION

The property occupies a good trading location in this busy village close to a number of local and multiple companies including Lloyds Pharmacy, Sainsburys Local, Co-op Convenience store, Grayshott Dry Cleaners and Haart Estate Agents.

DESCRIPTION

The property is arranged on ground and first floors with rear parking and loading access. Ground floor w.c. 1st floor kitchen and w.c.

ACCOMMODATION

| AVAILABLE | | |
|-------------------------------|------------|-----------|
| Internal width | 29 ft 6 in | (9.9m) |
| Shop depth | 40 ft 8 in | (15.16m) |
| Ground floor area | 957 sq ft | 88.9 sq m |
| 1 st floor kitchen | 82 sq ft | 7.62 sq m |
| 4 storage/office rooms | 450 sq ft | 41.8 sq m |

TERMS

A new full repairing and insuring lease is available for a term of 10 years with an upward only rent review at the 5th year of the term.

RENT

£17,500 per annum exclusive of rates and VAT (if applicable)

BUSINESS RATES

3 Headley Road: RV: £6,400
4 Headley Road: RV: £6,700

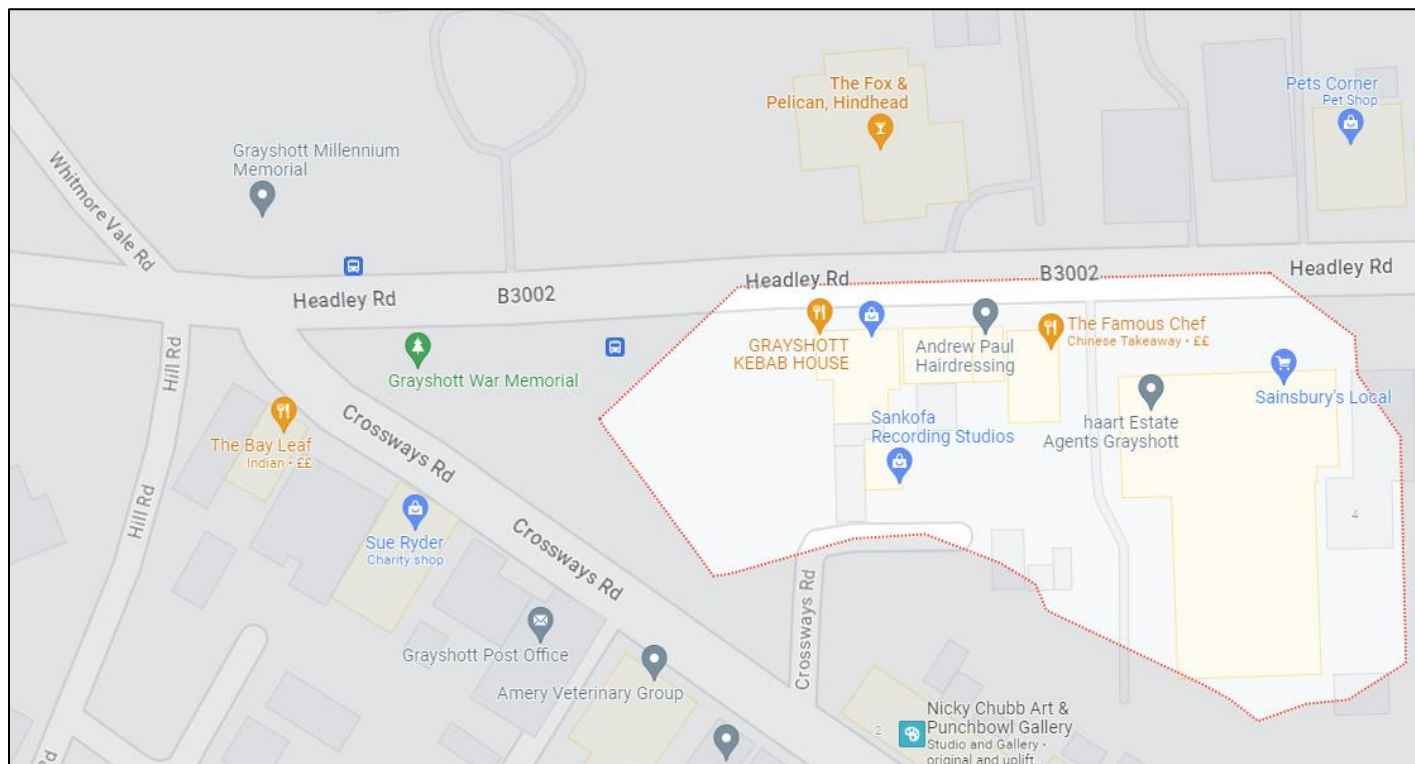
Qualifying occupiers will benefit from a 75% concession in Business Rates until April 2024.

EPC

Available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred.



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 / Sean Bellion

T: 01483 300 176

M: 07990 585666 / 07811 343109

E: mark@owenisherwood.com

E: sean@owenisherwood.com