



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET **RETAIL PREMISES**



**11 LOWER STREET
HASLEMERE
GU27 2NY**

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 property is situated on the south side of Lower Street, at the entrance to the town's main shopping centre within a short walk of Waitrose and the main car park.

The town offers diverse choice of shopping facilities with cafes/restaurants including a number of boutiques and multiples.

There is mainline station on the Portsmouth to Waterloo line. Easy access to the A3 provides connections to the south coast, London and the national motorway network.

DESCRIPTION: The premises comprise a ground floor retail property and would suit various retail or other purposes. They comprise the following net internal floor area:

Internal Width	4.90 M	(15ft 11)
Shop Depth	12.40 M	(40ft 7)
GROUND FLOOR AREA	55.30 SQ M	(595 SQ FT)

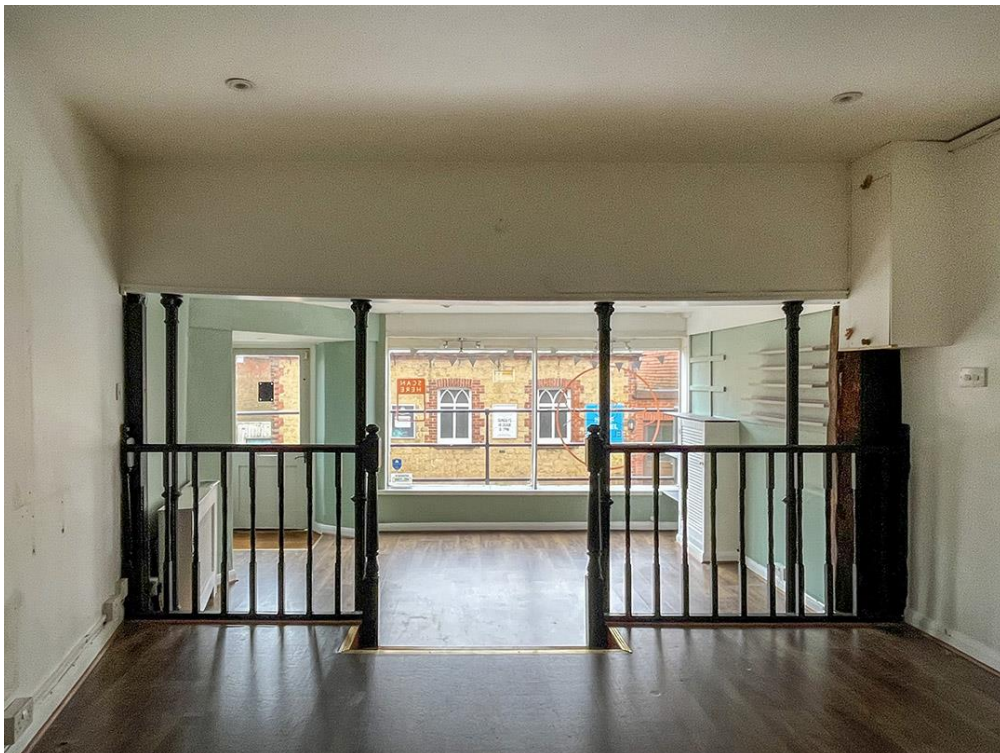
TERMS: The property is available to let by way of a new full repairing and insuring lease for a period to be agreed.

RENT: £12,000 per annum exclusive.

RATES: Rateable Value £5,800 payable at 49.9p in the £ (2023/2024)
Small Business Rates Relief should be available to qualifying occupiers

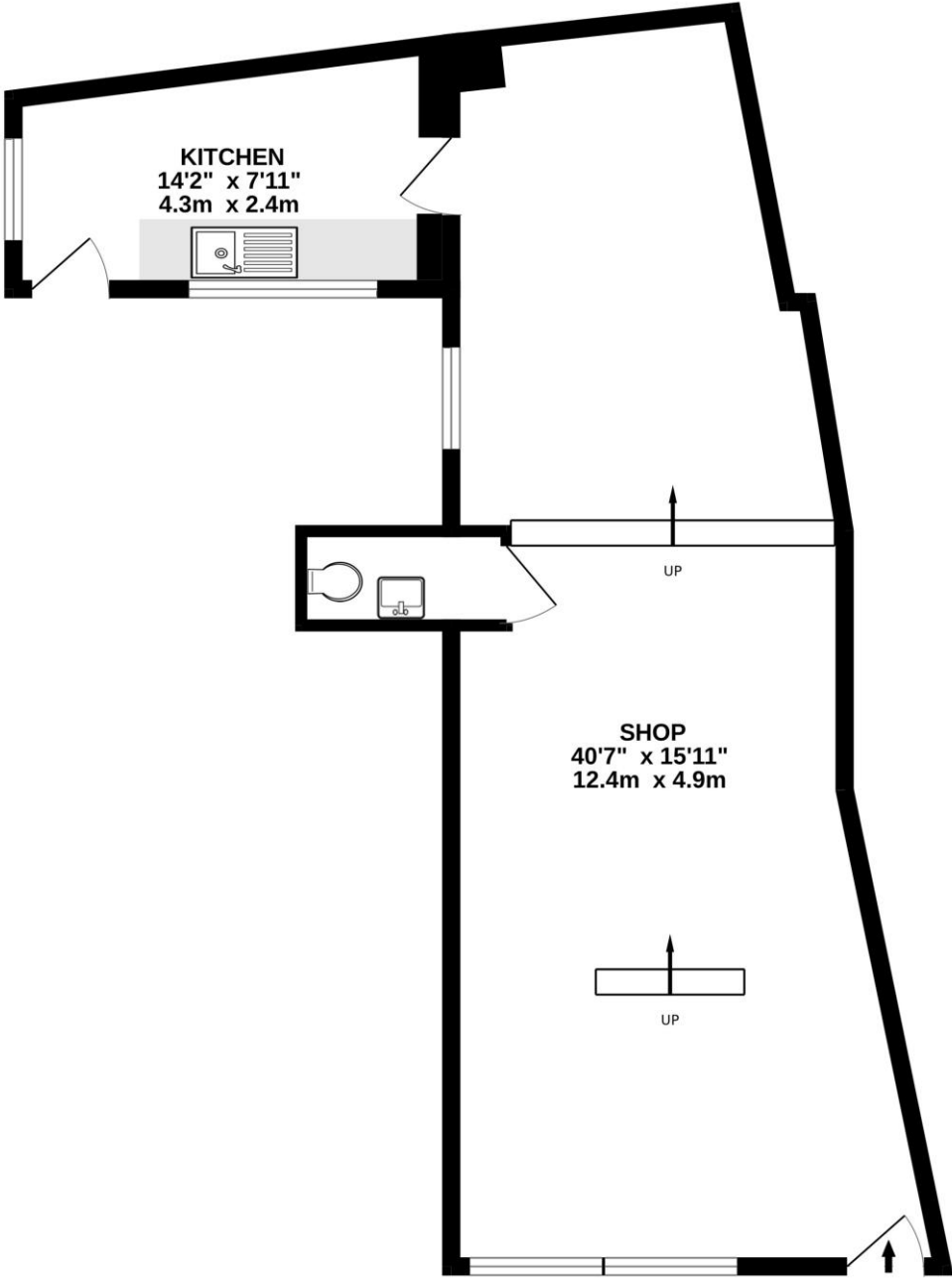
EPC: E104

VIEWING: By appointment through sole agents **Park Steele 01252 717979**
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.





GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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