



70 Wey Hill

Haslemere, GU27 1HN

## Significant Town Centre Redevelopment Opportunity

7,151 sq ft

(664.35 sq m)

- Significant redevelopment opportunity
- Planning permission pending for 20 dwellings and 2 retail units (WA/2024/00130)
- Located in busy town centre close to train station
- Rear loading and parking
- Freehold
- Currently consists of Class E retail/showroom premises

## Summary

Available Size	7,151 sq ft
Price	£1,000,000.00
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
EPC Rating	B (42)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,257	395.49
1st	1,713	159.14
Mezzanine	1,181	109.72
<b>Total</b>	<b>7,151</b>	<b>664.35</b>

## Description

The property currently comprises a self-contained retail unit with first floor offices to the front and rear plus a mezzanine store/sales area. There is associated parking and loading provision to the rear. Planning permission is currently being sought for a redevelopment of part of the site to provide 2 ground floor retail units extending to 710 sq ft and 990 sq ft respectively, along with 12 one bed flats and 8 two bed flats totalling 12,087 sq ft (planning reference WA/2024/00130).

## Location

Haslemere is an affluent town located close to the Surrey/Hampshire/Sussex border with excellent access to the A3. Haslemere also has a mainline railway station with average journey times to London Waterloo of 50 minutes. Wey Hill itself is an established retail destination approximately 1 mile from Haslemere town centre and occupiers in the immediate vicinity include Majestic Wine, Tesco, Co-op Food and an M&S Foodhall.

## Terms

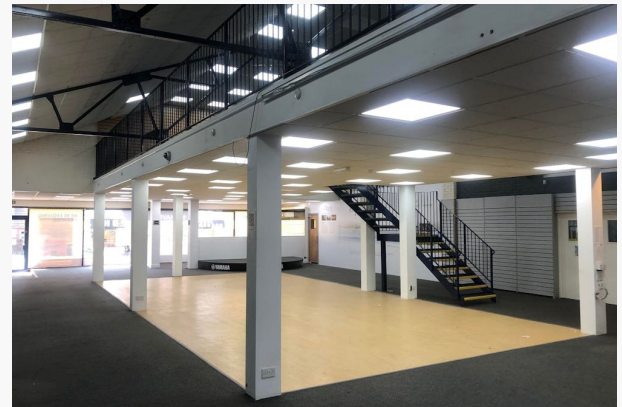
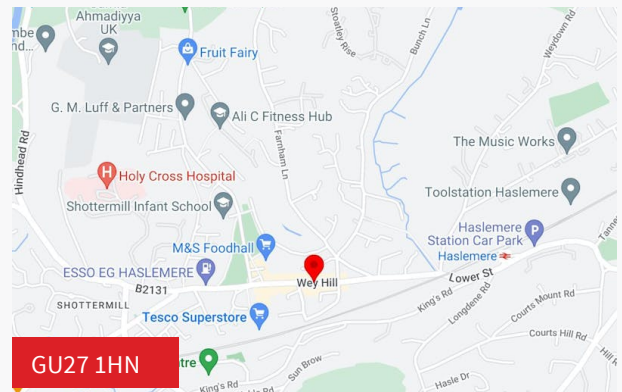
Curchod & Co are instructed directly by the landlord to dispose of the freehold interest. For the avoidance of doubt the property is not elected for VAT.

## Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the sale.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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