

MIXED-USE INVESTMENT FOR SALE • FREEHOLD

12 - 20 West Street • Haslemere • Surrey • GU27 2AB

4 X RETAIL UNITS AND 4 X FIRST FLOOR APARTMENTS



LOCATION:

The property is situated in the centre of Haslemere in a prominent position being close to the junction of the High Street and Petworth Road. Haslemere is a prosperous and attractive Market Town situated in the South-West corner of Surrey close to the West Sussex and Hampshire border. Haslemere benefits from good road connections to London (44 miles via the A3), the ferry port at Portsmouth (26 miles) whilst both Gatwick and Heathrow Airports are some 40 miles and 50 miles distant respectively.

Haslemere mainline railway station is close by and provides a fast and regular service to London (Waterloo).

The town centre offers a selection of restaurants, pubs and cafes alongside a good mix of multiple and independent retailers within close proximity. Retailers already established in the town include Waitrose, ASK Italian, Costa Coffee, Boots Pharmacy, Space NK and many other independent establishments, including the newly opened Banking Hub in the ex-Lloyds Bank building at the top of the Town.

DESCRIPTION:

The subject premises are arranged over ground and first floors to provide 4 x Retail Units together with 4 x Residential Apartments above. All of the properties are let by way of leasehold interest and/or signed Tenancy Agreements.

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ACCOMMODATION:

(All areas where shown are approximate).

Unit 1: 12 West Street: Gallery:
Current Rent £13,200.00 pa excl.

Unit 2: 14 West Street: Jewellers:
Current Rent £5,000.00 pa excl.

Unit 3: 16 West Street: Nail Bar:
Current Rent £16,000.00 pa excl.

Unit 4: 20 West Street: Hardware Store:
Current Rent £31,000.00 pa excl.

18a West Street: 1 Bedroom
Self-Contained Apartment:
Current Rent: £775.00 pcm.

18b West Street: 1 Bedroom
Self-Contained Apartment:
Current Rent: £700.00 pcm.

20a West Street: 2 Bedroom
Self-Contained Apartment:
Current Rent: £730.00 pcm.

20b West Street: 2 Bedroom
Self-Contained Apartment:
Current Rent: £780.00 pcm.

RENTAL INCOME:

The total current rental income is £101,020.00 per annum.

TENURE: The property is to be sold Freehold and subject to the existing lease holder's interest and Tenancy Agreements.

PRICE: We are instructed to quote £1.65m for the benefit of the Freehold interest which shows a gross initial return of £6.12%.

BUSINESS RATES/COUNCIL TAX:

The premises are in an area administered by Waverley Borough Council.

EPC: Details upon application.

LEGAL & PROFESSIONAL COSTS:

Each party to bear their own professional and legal costs in this transaction.

VAT: The premises are not elected for VAT.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



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