

**SHOP UNIT
with parking**

TO LET

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



UNIT 2 LOWER MEAD, HILLBROW ROAD, LISS, HANTS GU33 7RL

- Liss village central location
- Three-minute walk to railway station
 - 2 parking spaces

1,218 sq ft (113.08 sq m)

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location

The retail unit is located in Hillbrow Road in the centre of Liss at the junction with Station Road and close to all amenities with Liss railway station only a three-minute walk away. Local occupiers include Tesco Express, Boots Pharmacy, Liss Bakery, Turtle Green Cafe and The Whistle Stop Public House.

Description

The property comprises a ground floor lock-up shop in a busy parade with rear loading and separate w.c. There are 2 car parking spaces at the rear of the property.

Accommodation

Measured on a net internal basis and in accordance with the RICS Code of Measuring Practice (6th Edition), we quote the following floor areas:

Gross Frontage	6.10 m	19 ft 10 in
Shop depth	19.80 m	64 ft 3 in
Total Retail Area	1,218 sq ft	113.08 sq m

Lease Terms & Rent

We are quoting a rent of **£16,000** per annum exclusive.

New lease terms are available on terms to be agreed.

Business Rates

According to the Valuation Office website the Rateable Value is £13,250 described as Shop & Premises. *This property would qualify for small business rate relief and further information can be obtained by contacting the Valuation Office.*

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Energy Performance Certificate

The property has an EPC Rating of C70.

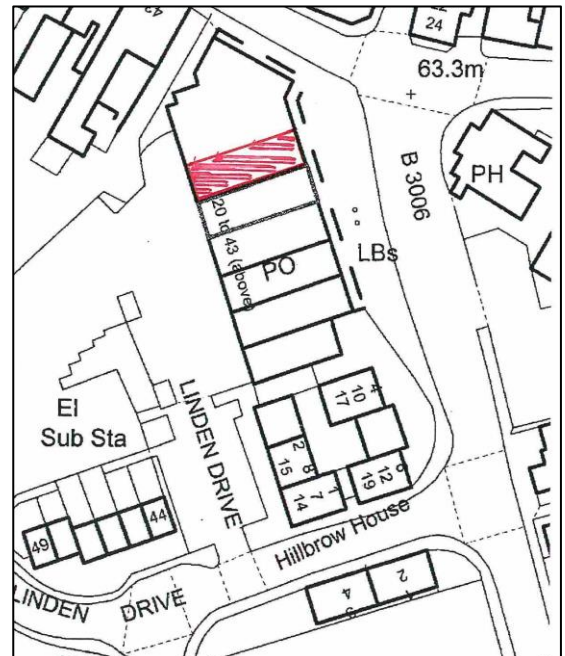
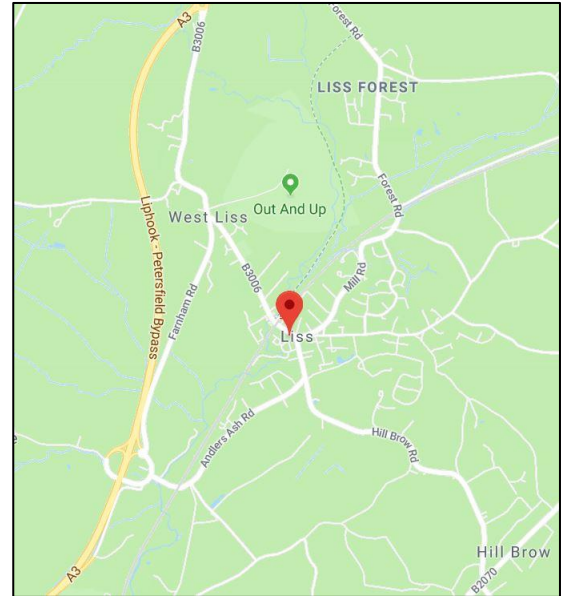
Viewing & further information

Strictly by appointment with sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net

Location Maps



OS Plan showing property hatched in red



Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.