



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET/FOR SALE**

Class 'E' Retail Unit  
937.5 sq. ft. ( 87.1 sq. m)

98-100 Wey Hill, Haslemere, Surrey GU27 1HS

## LOCATION

The property is located on Wey Hill, which is one of the main vehicular thoroughfares into the town center. The location ensures that it is in a prominent position, with good signage for passing retailers and access to a range of shops and facilities. Access to the A3 is via the A287, with the A3 slip road approximately 2 miles to the North. Access to the national railway network is also nearby with Haslemere station 0.25 miles from the subject property, with good onward links to Portsmouth Harbor and London Waterloo.

## DESCRIPTION

The subject property is formed of two ground floor retail shops 98 and 100 Wey Hill. 98 Wey Hill is vacant and in a white box finish with the neighboring unit occupied by George Rain Jewelers. The upper parts are formed of two apartments, 100A a two-bedroom flat sold on a long lease and 98A which is a one-bedroom flat currently let at £750pcm.

## ACCOMMODATION

98 Wey Hill	494 sq. ft	45.9 sq. m
100 Wey Hill	443.5 sq. ft	41.2 sq. m
<b>Total</b>	<b>937.5 sq. ft</b>	<b>87.1 sq. m</b>

## TENURE

98 – Available on a new lease for terms to be agreed.  
100 – Currently occupied by George Rain Jewelers and ongoing discussion surrounding Lease Renewal.

## RENT

98 - £12,000 per annum  
100 – Current passing rent of £7,000 per annum.

## PRICE

£525,000

## RATES

98 – RV £6,400  
100 – RV £4,850

100% Small Business Rates Relief should apply for eligible occupiers.

## EPC

98 – D76  
100 – D81

## LEGAL COSTS

Each party to bear their own legal costs



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.

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