

Owen Isherwood
CHARTERED SURVEYORS

Kings House, 20 High Street, Haslemere, GU27 2HJ

FOR SALE | 2,731 SQ FT (253.72 SQ M)

Grade II Listed Freehold Investment with potential for change of use STPP

- Grade II listed building
- Terms agreed with Hamptons for new lease, taking back possession of 1st floor office
- Potential to convert vacant 1st floor office to residential flat
- Prime location on High Street
- Parking on-site
- Kitchen and WC



Location

Kings House occupies a prominent position on Haslemere's busy High Street, just a short walk from the mainline station and close to key road links including the A286 and A3. The town's strong amenities, vibrant community, and scenic setting make it a highly attractive business location.

Description

Kings House is an attractive Grade II property and comprises two retail units on the ground floor, one with an office on 1st floor and a residential flat on the first floor providing a combined income of £49,280 per annum.

Terms agreed for a new 5 year lease with Hamptons for Ground floor only at £16,000 per annum. 1st Floor office will be handed back to Freeholder with separate entrance which has the potential to convert into a 2nd residential flat STPP.

A car park to the rear provides space for 5 vehicles.

Accommodation

Name	sq ft	sq m	Availability
Ground	857.78	79.69	Let
1st	468.02	43.48	Let
Ground - Unit A	755	70.14	Let
1st - Flat	650	60.39	Let
Total	**2,730.80**	**253.70**	

Price

Plus VAT

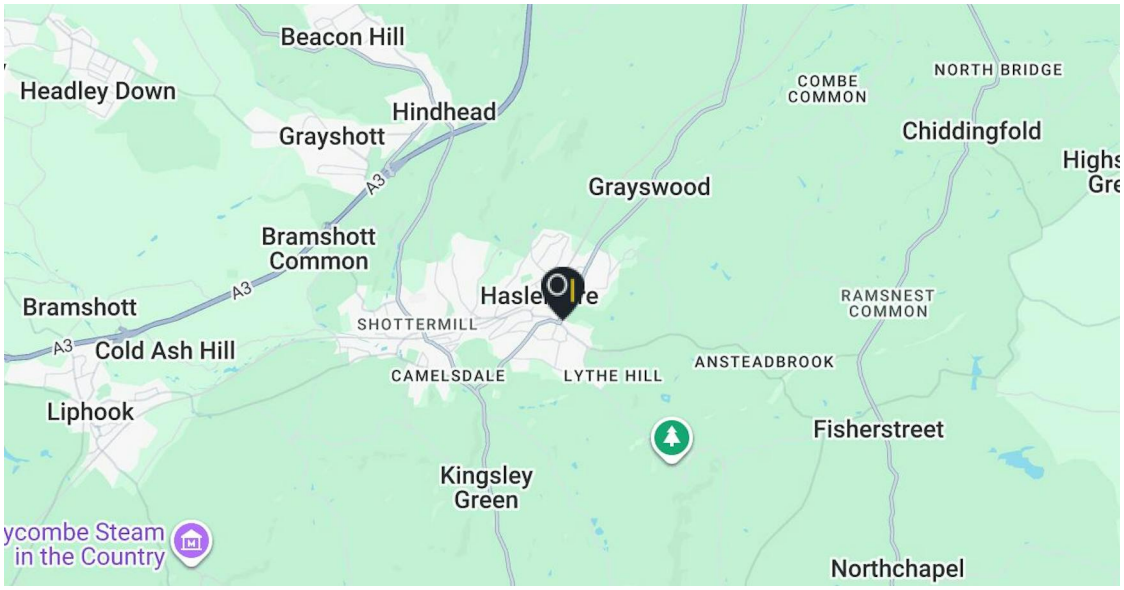
EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Investment details

Raymond Reid Photo (755 sq ft): £16,000 pa - Just renewed 5 year lease.
Flat A (c. 650 sq ft): £940 pcm let on AST
Hamptons Estate Agents Gnd & 1st (857.78 sq ft): £22,000 pa – lease renewal with solicitors for new 5 year lease on Gnd only at £16,000 per annum and to take back possession of 1st floor office (c. 468 sq. ft.), suitable for residential conversion.

Total income: £49,280 pa with potential to increase rental and capital values by completion of Hampton's lease and conversion of 1st floor to residential STPP.







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