ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FREEHOLD CLASS E

FOR SALE

Would Suit Various Users And With Consent For Conversion



1 HIGH STREET
HASLEMERE
GU27 2HG

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Haslemere is an affluent Surrey market town located close to the borders with both Sussex and Hampshire.

The town offers a comprehensive range of shopping, social and recreation facilities with Goodwood and Cowdray Park nearby.

The property is located at the top of the High Street town overlooking the town centre with nearby retailers including Boots, Costa Coffee, AGA, Space NK and a number of independent boutiques.

There is easy access to the A3, which in turn connects with the national motorway network to the north at the M25 and to the south at the M27. Haslemere mainline station is on the Portsmouth to Waterloo line offering a fast commuter service. Heathrow, Gatwick and Southampton airports are each within one hours drive.

DESCRIPTION: The Property comprises a two storey building of traditional construction currently deployed as showroom and office accommodation with parking at the rear. It lends itself to various other commercial uses including health and welfare or leisure uses. Additionally, there is scope for conversion of part or all to residential use, the former already with planning consent.

First Floor	154.40 SQ M	(1,662 SQ FT)
Ground Floor	186.20 SQ M	(2,004 SQ FT)
Basement	16.70 SQ M	(180 SQ FT)
TOTAL	**357.30 SQ M**	**(3,846 SQ FT)**

AMENITIES:

* Prominent Location
* Kitchenette and WC Facilities
* Character Features
* On Site Parking

TENURE: Freehold with Vacant Possession.

PRICE: Offers in the region of £750,000 FREEHOLD.
The property is not elected for VAT and accordingly this will not be charged on the sale price.

RATES: Rateable Value £38,250 payable at 38.2p in the £ (2026/2027)

EPC: B 47

PLANNING: The Property has planning under Waverley Borough Council Reference WA/2023/01972 for the conversion of the Ground Floor to three retail units and the first floor to two 2 Bedroom Residential units.

VIEWING: By appointment through joint sole agents

Park Steele **Clarke Gammon**
01252 717979 **01428 664800**

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.















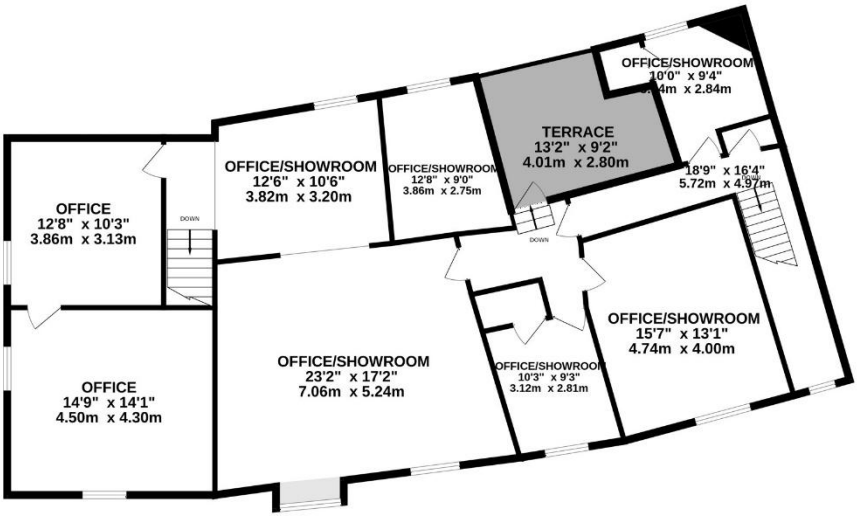




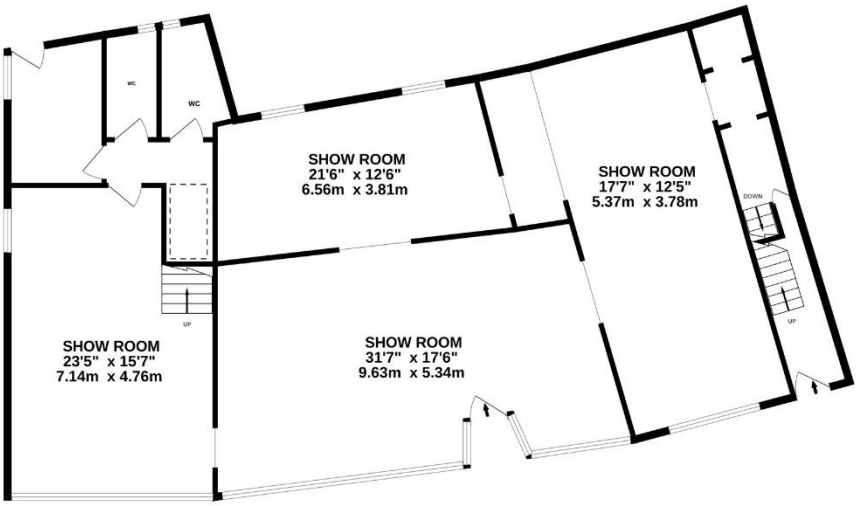








1ST FLOOR
1662 sq.ft. (154.4 sq.m.) approx.



GROUND FLOOR
2004 sq.ft. (186.2 sq.m.) approx.

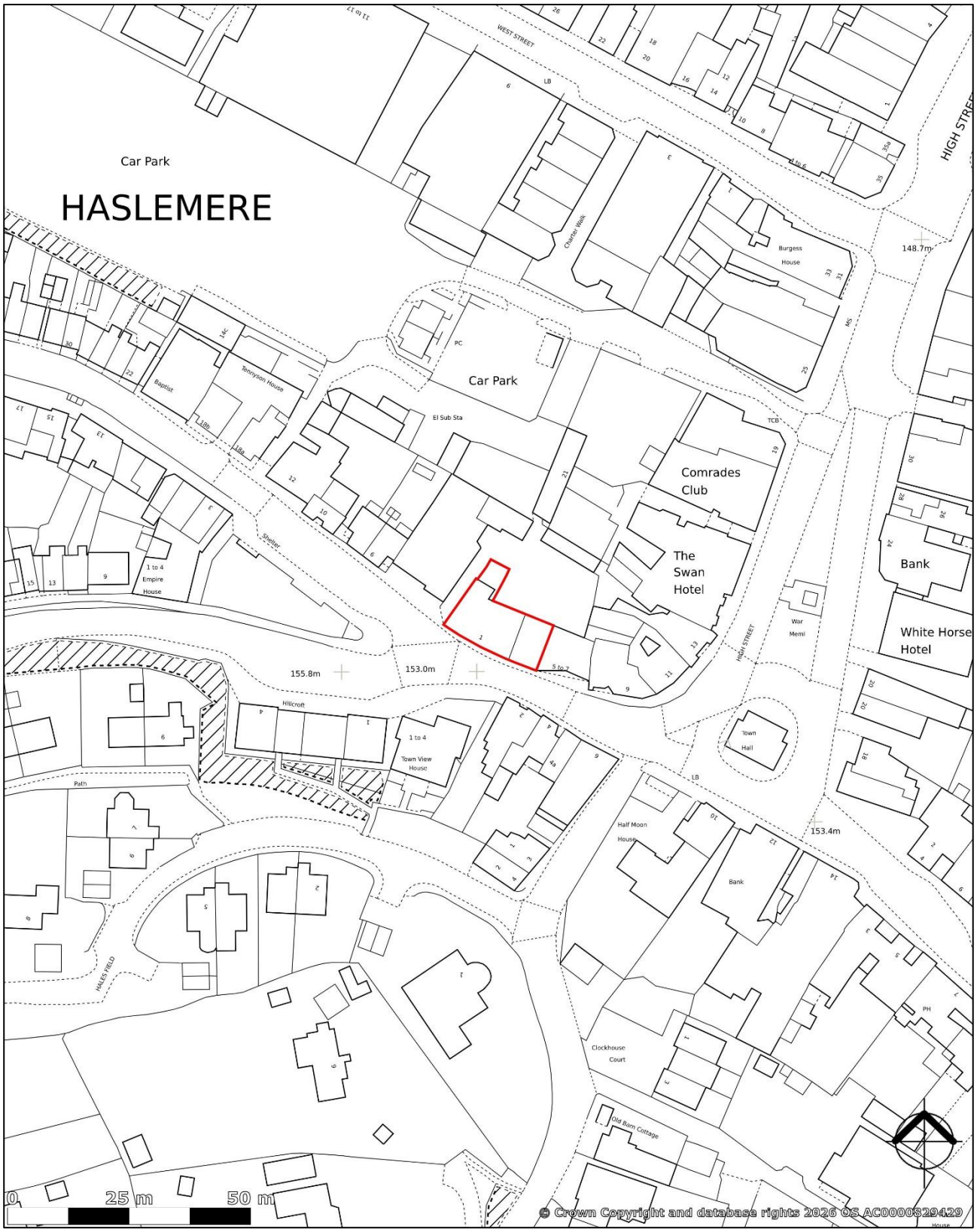


BASEMENT
180 sq.ft. (16.7 sq.m.) approx.

TOTAL FLOOR AREA : 3846 sq.ft. (357.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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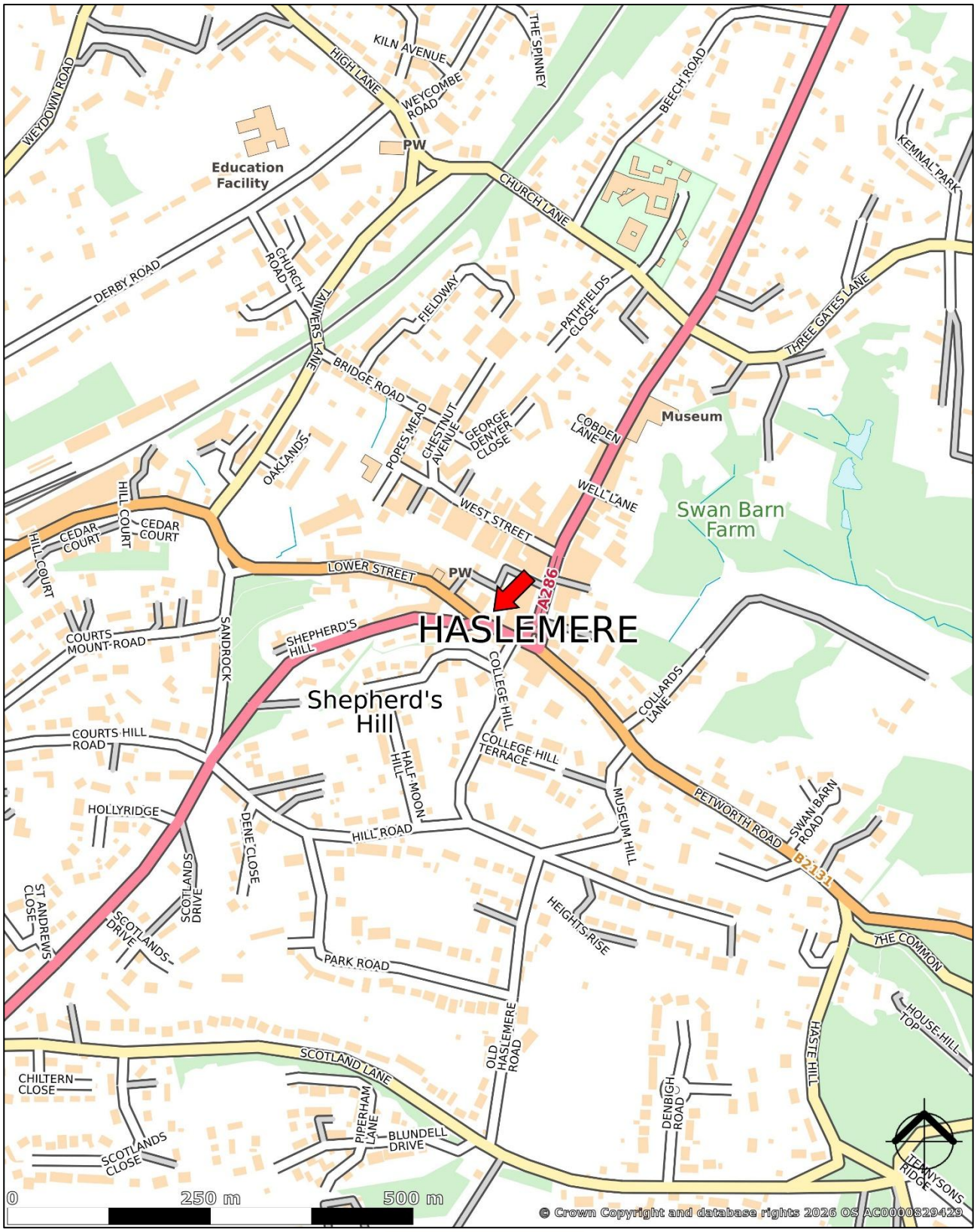
1 High Street, Haslemere



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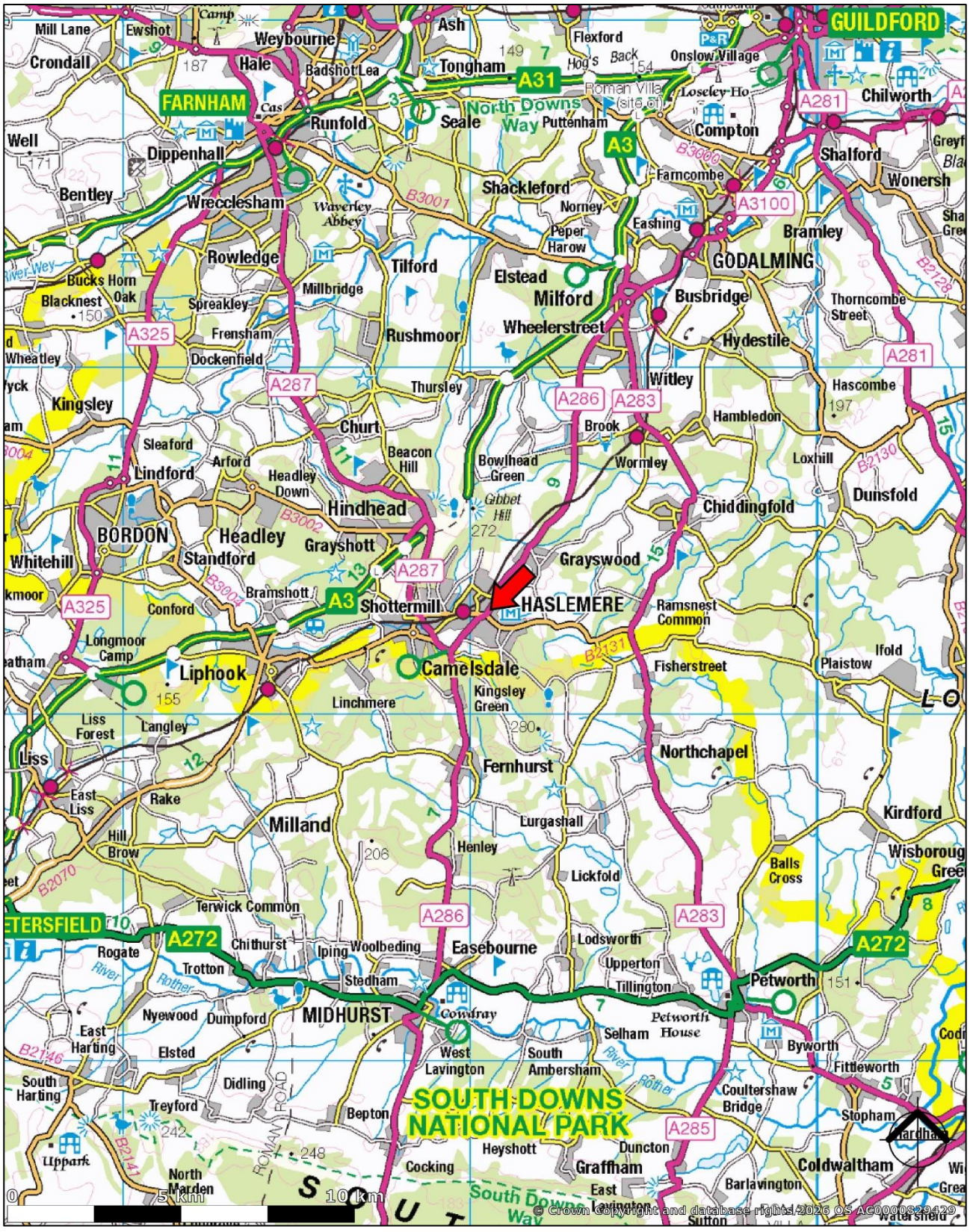
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