



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

MIXED USE PREMISES

TO LET

*Would suit various occupiers including
Retail, Office, Clinics, Leisure, Dining, Pubs etc*



**“BANYAN” & “THE BARN”
MIDHURST ROAD
FERNHURST
GU27 3HA**

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.



The Barn & Banyan



The Barn

LOCATION: The premises are situated to the south of Haslemere in a rural location directly off the A286 Midhurst Road. Haslemere is close by and has a comprehensive range of shopping with mainline station offering a regular service on the Portsmouth to London Waterloo line.

The A3 gives access to the south coast, London and the M25 with the national motorway network beyond.

DESCRIPTION: The premises comprise a landmark property in a prominent location and is a 17th Century, Grade II Listed timber frame building with clay tile hipped roof and many character features including beams and vaulted ceilings etc.

There is a mixture of accommodation including pub/bar/restaurant with lettable residential rooms along with separate barn suitable for office, retail, restaurant or leisure purposes with living accommodation. It can be leased as a whole or two independent parts. Outdoor space is an additional appeal of the property along with parking.

May suit a range of occupiers including venues, day nurseries, various leisure users etc etc.

TERMS: The premises are available by way of a flexible Lease(s) for a period to be agreed. Alternatively, a freehold sale would be considered for the whole.

RENT: £50,000 per annum exclusive.

If split, the Rent will be apportioned appropriately.

The premises are elected for VAT and accordingly this will be applicable to the Rent.

PRICE: £750,000 Freehold.

RATES: Rateable Value £30,750 payable at 38.2p in the £ (2026/2027)

EPC: Banyan C54
The Barn C75

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

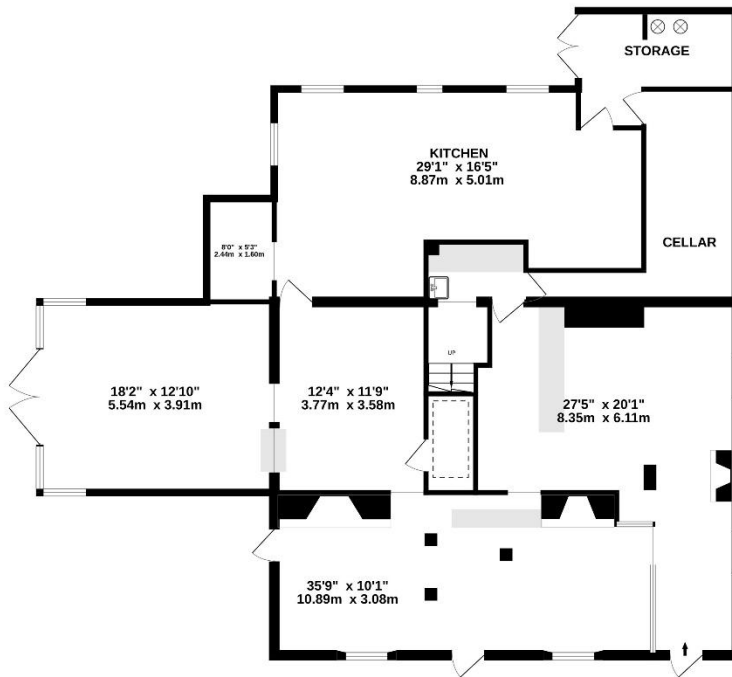
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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.

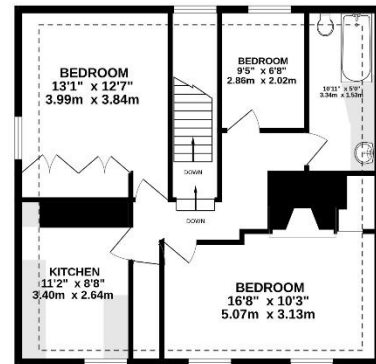




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GROUND FLOOR
1957 sq.ft. (181.8 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.

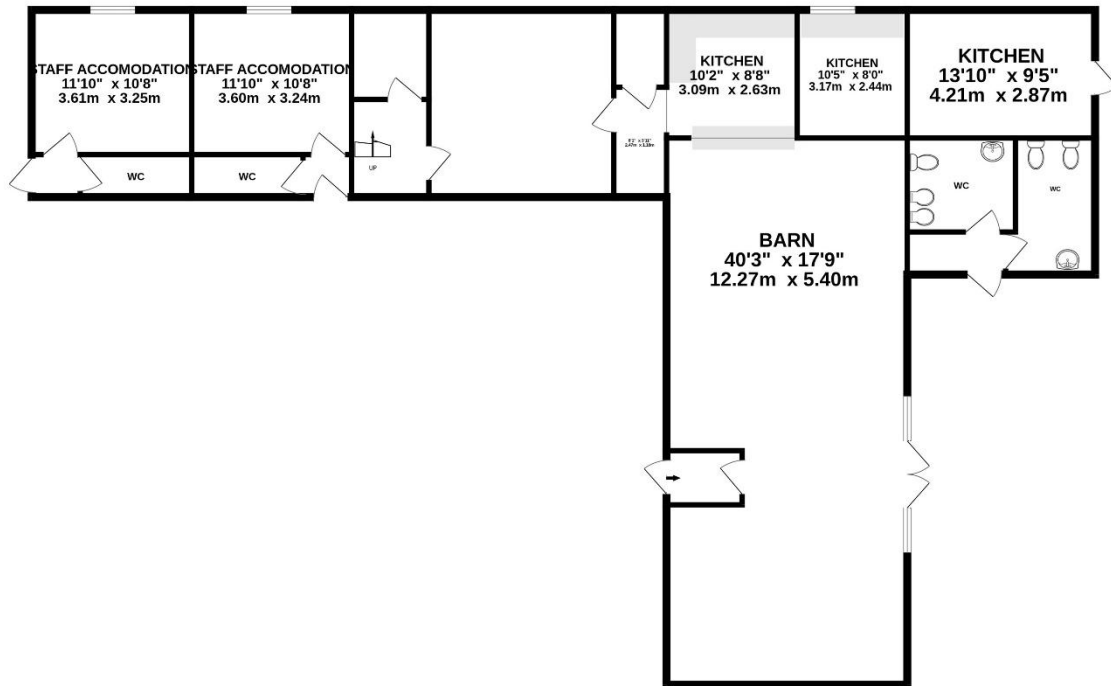


TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.

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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1ST FLOOR
186 sq.ft. (17.3 sq.m.) approx.

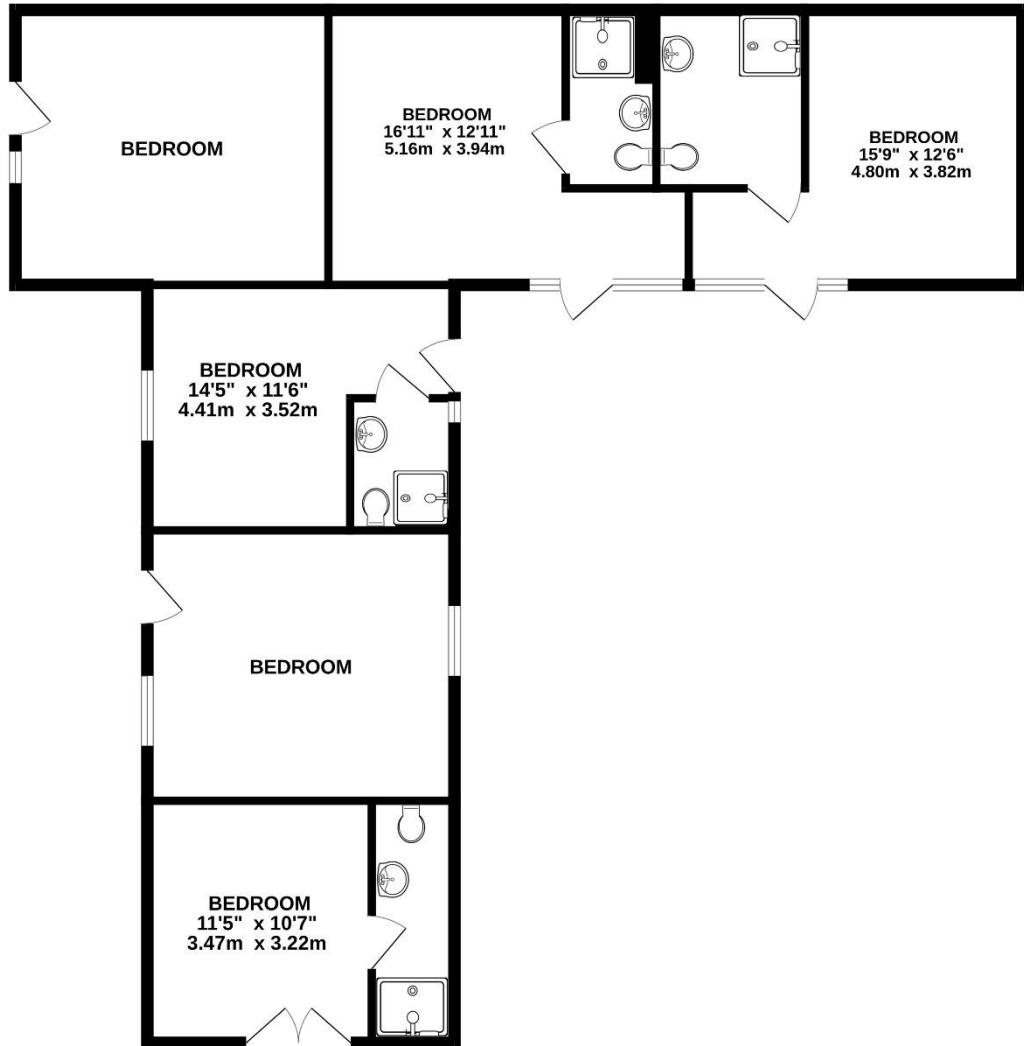


GROUND FLOOR
2097 sq.ft. (194.8 sq.m.) approx.

TOTAL FLOOR AREA: 2283 sq.ft. (212.1 sq.m.) approx.

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GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

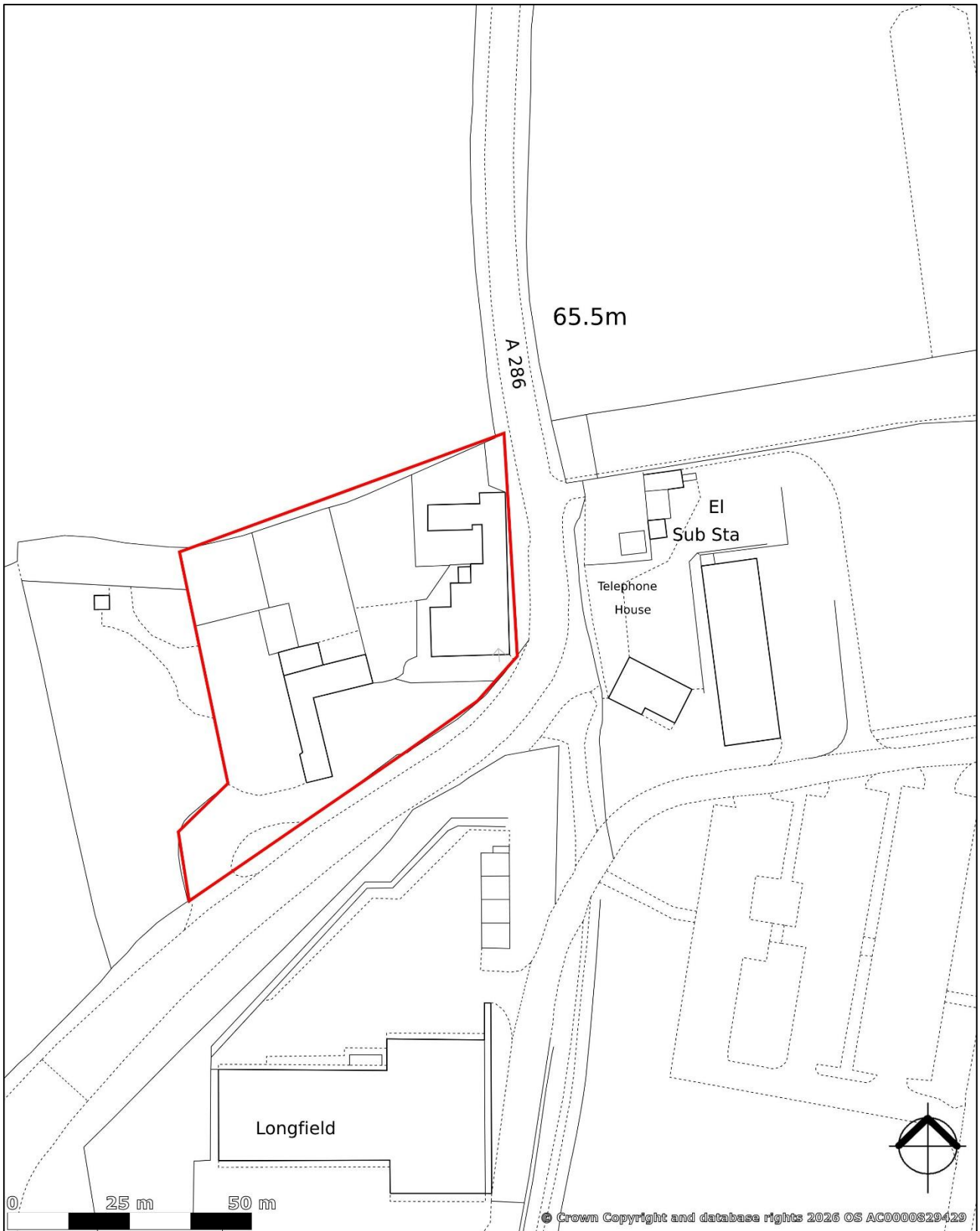
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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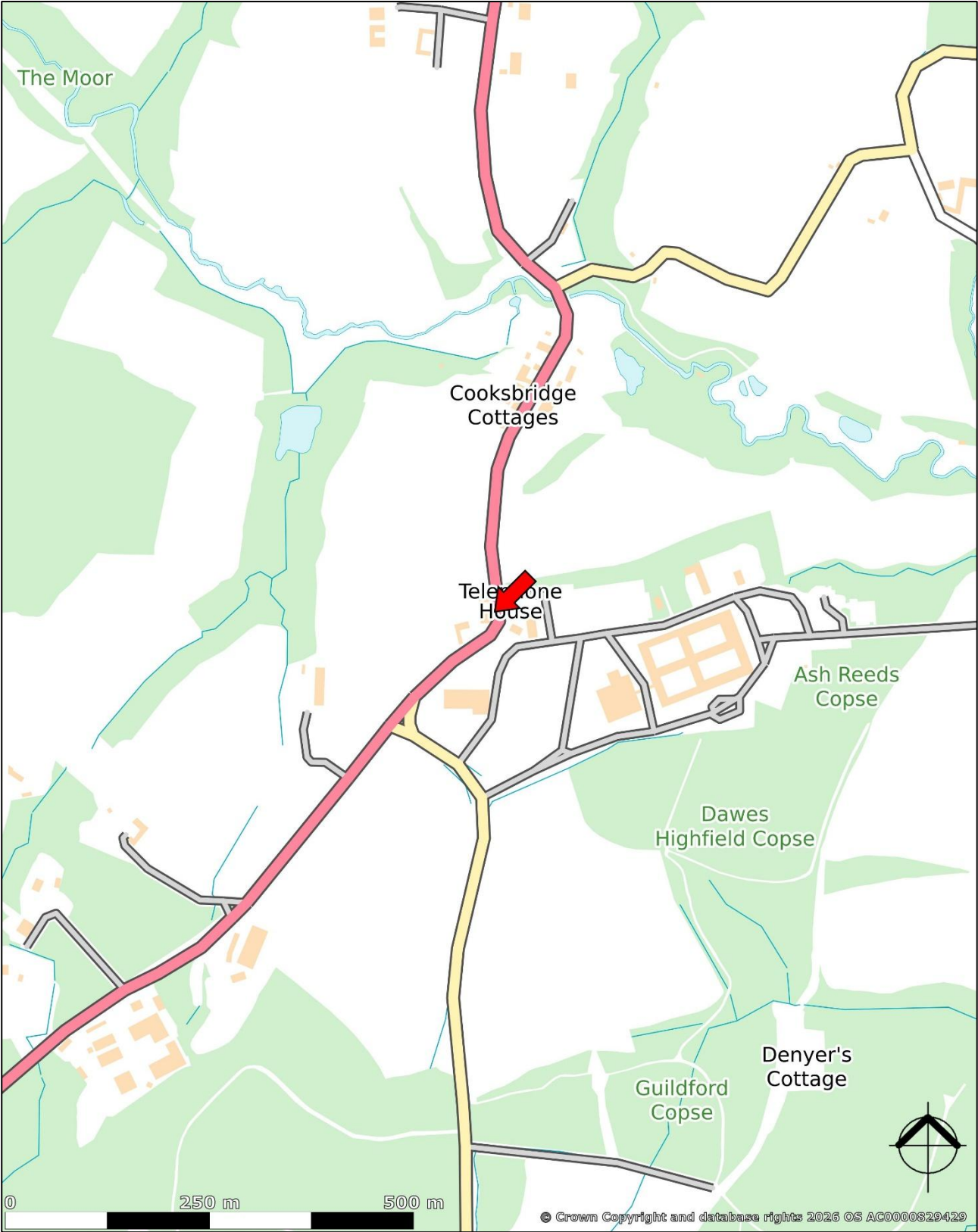
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