



Camelsdale Road, Haslemere

Price Guide £300,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Camelsdale Road, Haslemere

Williams of Petersfield are delighted to bring to the market this spacious and adaptable commercial property, ideally situated on Camelsdale Road, just outside Haslemere town centre. Currently operating as a bookshop, the premises offer a generous footprint spread across two levels, making it suitable for a range of business uses (subject to necessary consents).

The ground floor is arranged to include a prominent front retail/shop space with street-facing access and excellent display potential. A secondary retail/office space is ideal for additional sales or consultation area. The spacious storage/workshop area is offering fantastic back-of-house or operational capacity. There is a WC and a kitchenette area as well.

On the first floor a larger mezzanine offers a perfect, light storage, office space, or creative use. A smaller mezzanine is accessible via ladder, with an open view to the shop below.

Total internal area: approx. 1,437.3 sq. ft (133.5 sq. m)

Flexible internal layout suitable for a variety of businesses including retail, studio, or workshop.

Great location with good visibility and foot traffic potential.

This is a fantastic opportunity for owner-occupiers or investors looking for adaptable premises in a sought-after area. Viewings are highly recommended to fully appreciate the space and potential on offer.

CEPC - C

Three parking spaces.

56 years remaining on lease.

Ground rent - Peppercorn



Location

Haslemere is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere Leisure centre offers a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

Local authority - Chichester

Chichester District Council
East Pallant House, 1 East Pallant
Chichester
West Sussex
PO19 1TY

Additional Information

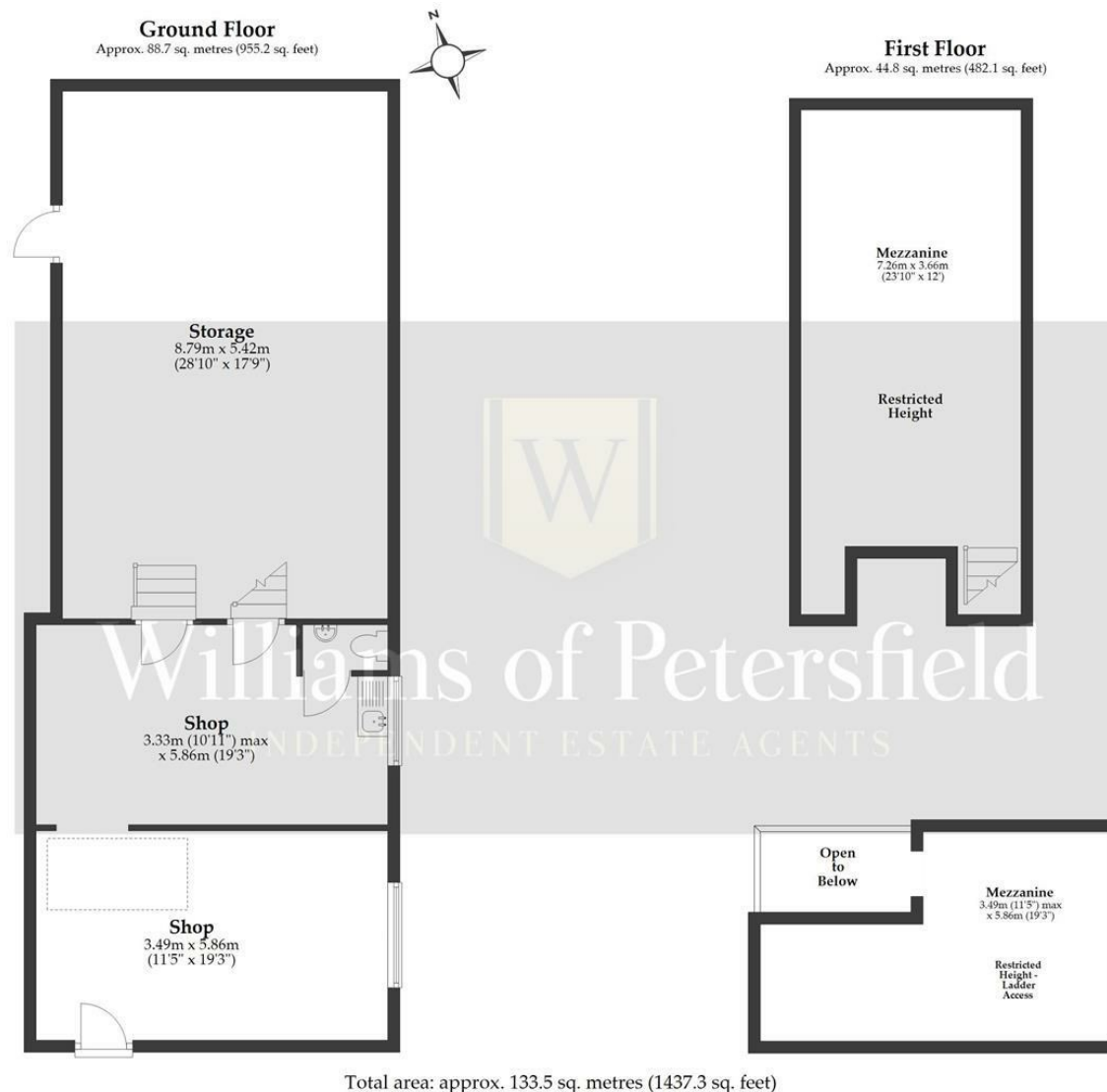
All main services

Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		





This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.