



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET/FOR SALE

CLASS E PREMISES

May Suit Retailer, Clinic, Office User



**3 CROSSWAYS COURT
FERNHURST
GU27 3EP**

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 quoted are net of VAT.

LOCATION: The premises are located within the centre of Fernhurst between Haslemere and Midhurst and directly front onto the Midhurst/Haslemere Road.

There is a range of local shopping with a wider range to the north at Haslemere where there is a mainline station on the Portsmouth to Waterloo line

DESCRIPTION: The property comprises self-contained double fronted retail unit. The accommodation is currently divided with demountable partitioning although this could be removed to create a single open plan area. We have measured the following net internal floor areas:

Gross Frontage	4.67 M	(15ft 4)
Net Frontage	4.06 M	(13ft 4)
Shop Depth	5.59 M	(18ft 4)

RETAIL/OFFICE AREA 44.60 SQ M (480 SQ FT)

AMENITIES:

- * Front and Rear Access
- * Self-Contained
- * On Site Parking

TERMS: The property is available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Alternatively, the sale of the Long Leasehold interest with a share in the freehold of the block will be considered

RENT: £9,500 per annum exclusive

SALE: £120,000 for the long leasehold interest with a share in the block freehold.

The premises are elected for VAT and accordingly this will be applicable to the Rent or Sale Price

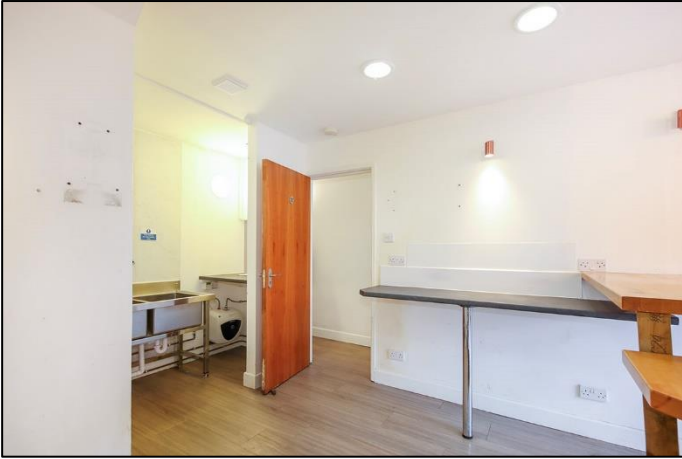
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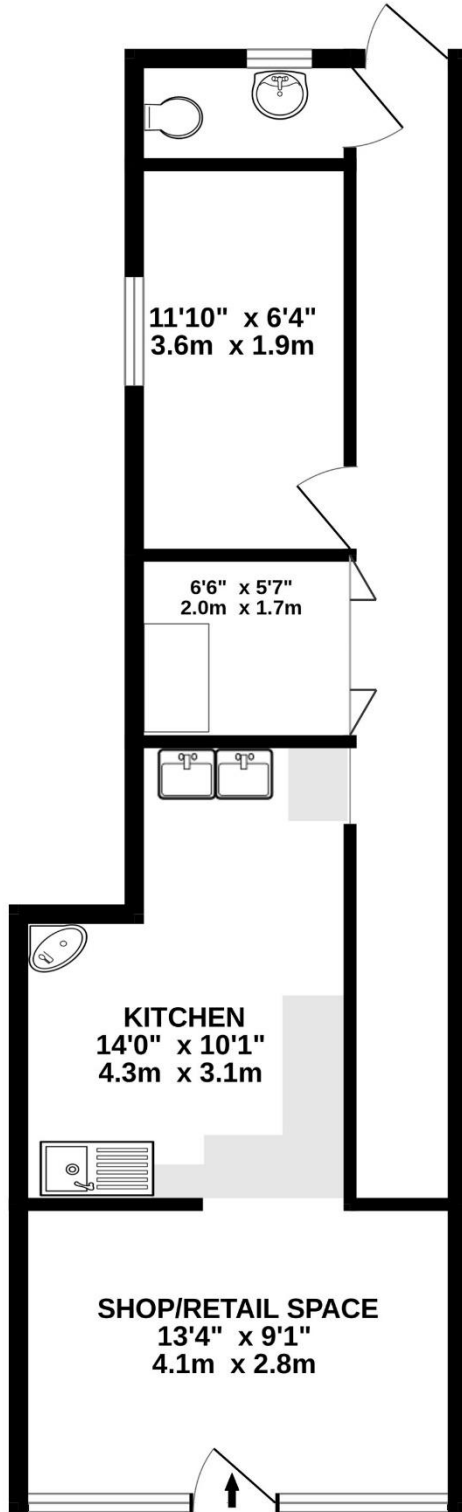
RATES: Rateable Value £4,100 payable @ 49.9p in the £ (2023/2024)
Small Business Rates should be available on these premises making them exempt for qualifying occupiers

VIEWING: By appointment through sole agent **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.





GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA : 480 sq.ft. (44.6 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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