



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## FOR SALE

**CLASS E USER INVESTMENT  
WOULD SUIT PRIVATE PENSION  
PURCHASE**



**3 ROYAL PARADE  
TILFORD ROAD  
HINDHEAD  
GU26 6TD**

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:** The property is located on the south side of the busy A287 Tilford Road in a parade of local shops and close to a petrol filling station. The A287 is the main route from Farnham to Haslemere and a feeder road to the A3.

There is a wider range of shopping, social and recreational facilities along with mainline station at Haslemere to the south.

**DESCRIPTION:** The property comprises self-contained ground floor Class E retail/office accommodation

Gross Frontage	5.93 M	(19'5")
Net Frontage	5.61 M	(18'4")

**GROUND FLOOR RETAIL AREA 46.02 SQ M (495 SQ FT)**

**AMENITIES:**

- \* Double Fronted
- \* Self-Contained
- \* On Site Parking for One Car

**TERMS:** The Long Ground Leasehold interest is for sale being for a Term of years expiring 27 October 2128 at the annual Ground Rent of £125 and subject to the occupational tenancy noted below.

**PRICE:** Offers in the region of £125,00 for the Long Leasehold interest. The property is elected for VAT and accordingly this will be applicable to the price.

**TENANCY:** The premises are let to Disking International Ltd by way of Full Repairing and Insuring Lease for a Term of Ten Years from 14 September 2018 at the passing rent of £10,000 per annum exclusive, subject to upward only review every five years.

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

**EPC:** To Be Advised

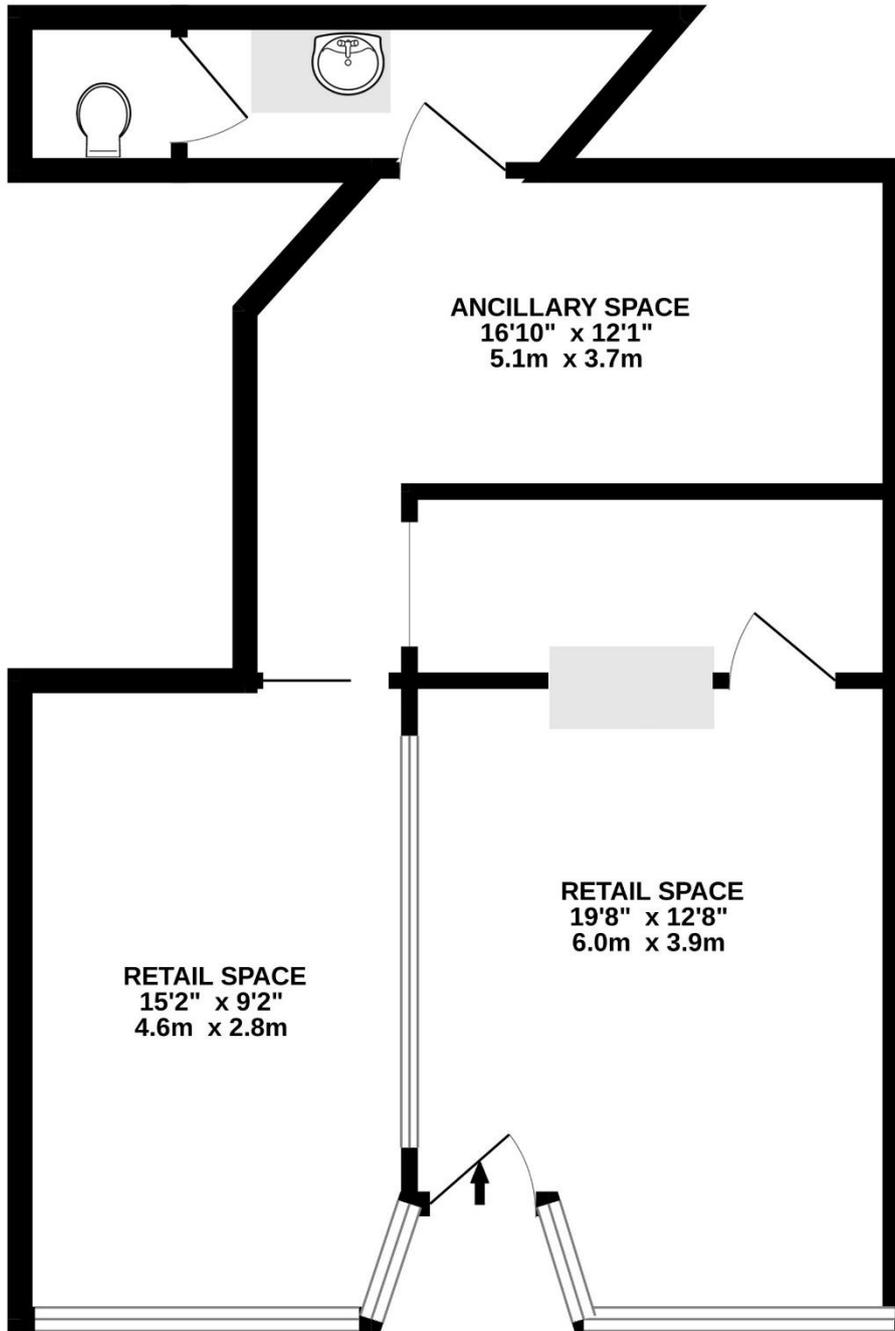
**RATES:** Rateable Value £7,600 payable @ 49.9p in the £ (2024/2025)

**VIEWING:** By appointment through sole agent **Park Steele 01252 717979.**

**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**  
 495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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