

TO LET VACANT OUTBUILDING

OUTBUILDING AT ROYAL ANCHOR

9 - 11 The Square, Liphook, GU30 7AD



Key Highlights

- Opportunity for an imaginative tenant
- Rental offers invited plus VAT
- Located just off 'The Square' in the heart of Liphook
- Floor area approximately 1,000 square feet
- Available immediately on new lease terms to be agreed

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Location

Liphook is a large and affluent Hampshire village. The premises is located adjacent to The Royal Anchor pub. The property is situated off just The Square in the heart of the village and benefitting from being in close proximity to most facilities. The main line Railway Station offers frequent trains to Waterloo in approximately 1 hour and offers links Portsmouth on the South Coast. The village offers a wide range of shopping facilities. There are a variety of restaurants within the village as well as the nationally renowned Old Thorns Hotel and Country Club with its 18-hole golf course.

Description

The property is in a dilapidated state but offers an opportunity for an imaginative tenant to operate a successful business.

Incentives may be available and prospective tenants are encouraged to put forward a creative proposal.

The property is highlighted in dark blue as shown on the plan and is approximately 1,000 square feet (for identification purposes only).

Survey and structural reports will be available to seriously interested parties.

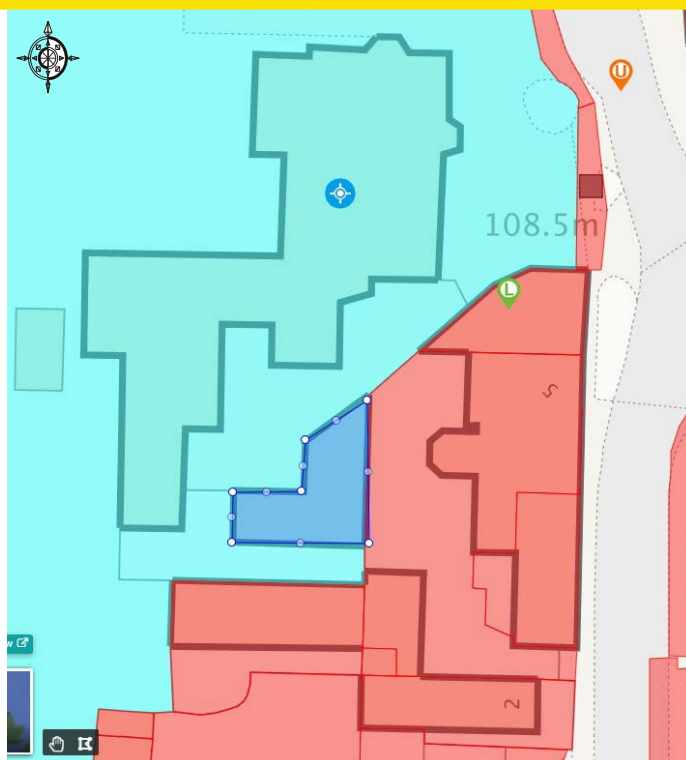
There is potential for a range of commercial uses including retail, health, community and storage etc. subject to obtaining the necessary consents. The premises may not be used for competing drinks or food related services.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

All viewings must be arranged by prior appointment via the sole letting agents Savills.



Contact

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