



2-4 Lower Street, Haslemere, Surrey GU27 2NX
Price Guide : Price Guide £475,000 Freehold

2-4 LOWER STREET
HASLEMERE SURREY GU27 2NX

Price Guide Price Guide £475,000

Redevelopment opportunity Town centre location
Currently 6200 sq ft of retail,
office & storage space Freehold
Car parking at rear



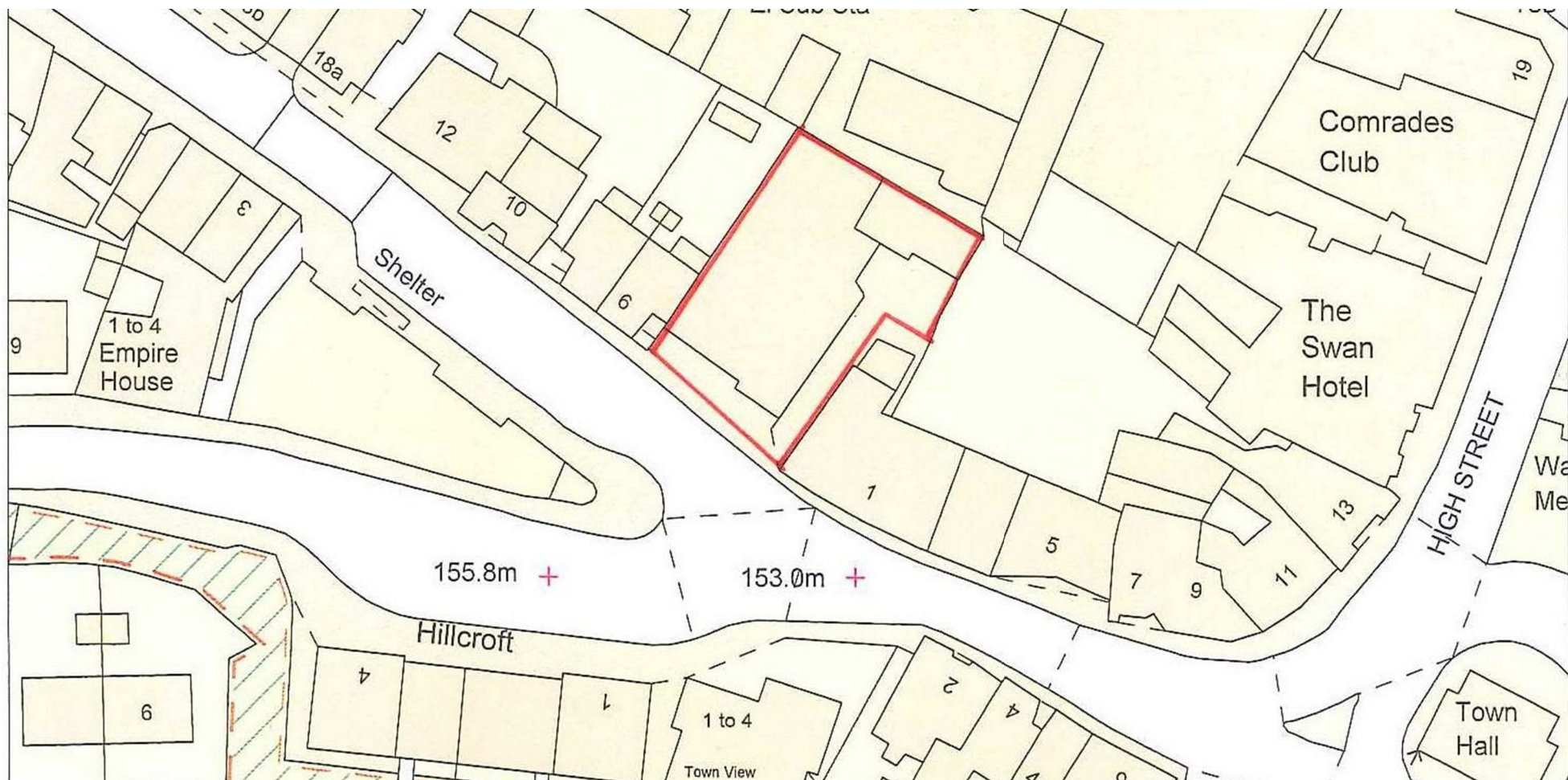
**An interesting redevelopment
opportunity in the centre of
Haslemere currently comprising
around 6200 sq ft of retail, office
and storage space.**

THE PROPERTY

Suitable for a variety of redevelopment opportunities, but probably best suited to a residential/commercial mix.

Two storage units which are currently vacant

The driveway is owned by the property and Allen Avery Interiors has a right of way across this, but there is no public right of way.

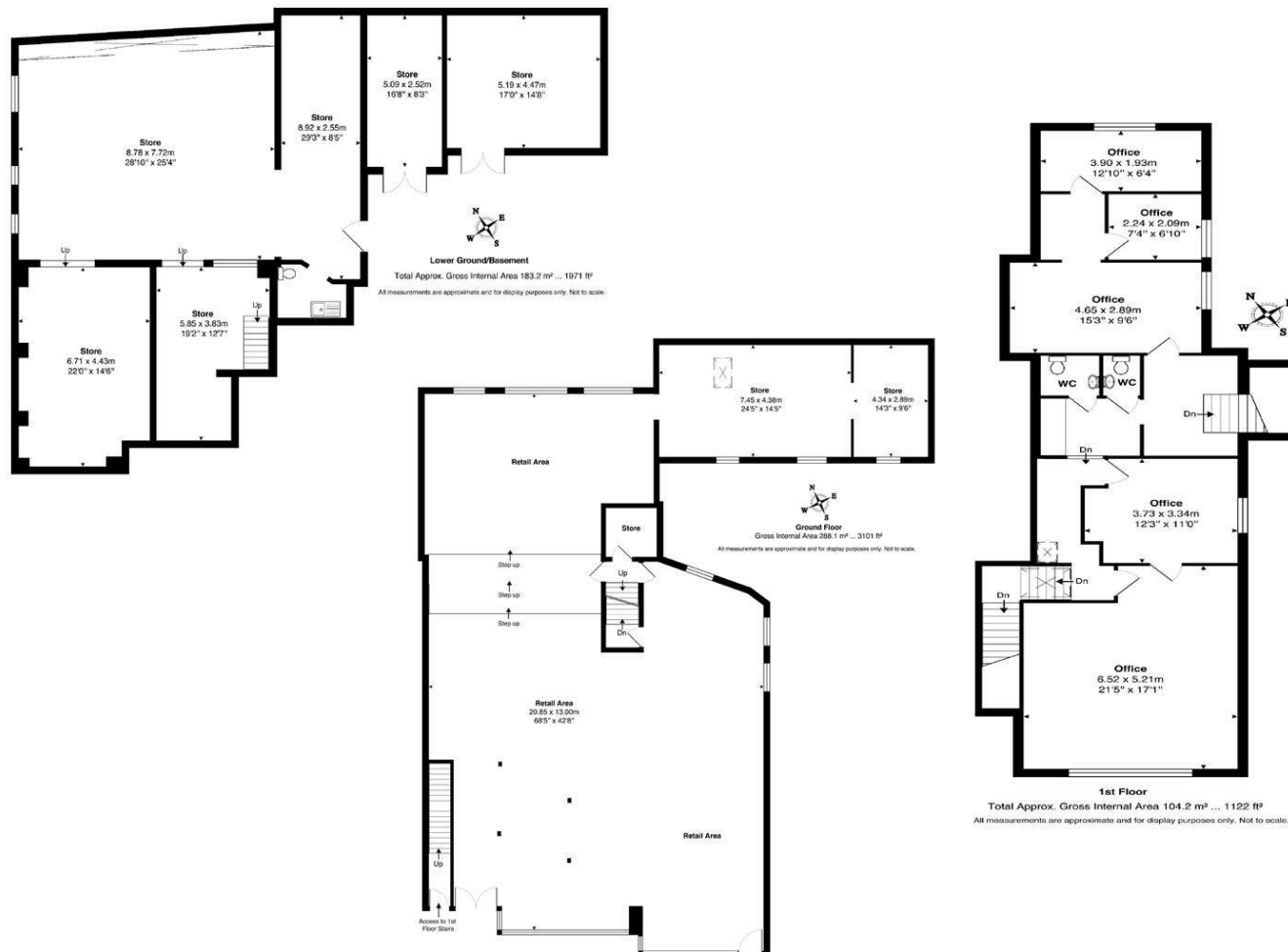


PLANNING

A Pre-App with Waverley Borough Council was conducted some time ago confirming that residential with some retail would be accepted on the site. An application by the vendor was submitted WA/2018/0415 and subsequently withdrawn. It is the Planning Consultants' view that this scheme would stand a good chance of being successful at appeal.

A Bat Survey dated 8th June 2018 confirms no roosting bats.

All services are available to the building or on the public highway



BUSINESS RATES

TBC

SERVICES

Mains water, electricity, mains drainage
gas central heating

22nd August 2025

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

101 This is how energy efficient the building is.

CG HASLEMERE OFFICE

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

