

# Commercial Unit - Haslemere, GU27

FOR SALE

126 Camelsdale Road, Haslemere,  
West Sussex, GU27 3RJ

**Harston & Co**

For more information call us  
on 020 3371 0061



## Highlights

- Freehold property with a vacant commercial unit offered with vacant possession
- Located in a prominent corner position on Camelsdale Road, Haslemere
- Approximately 634 sq ft (58.98 sq m) on a GIA basis
- 3 x leases with reversion in approximately 57 years
- Offers are invited in excess of £195,000, subject to contract

## Location

The property is located on Camelsdale Road (B2131) at the junction with New Road. The area is an attractive residential area 2 miles south of Haslemere town centre. Haslemere is an attractive and affluent commuter town enjoying excellent road connections via the A3 and rail connection from Haslemere station to London Waterloo.

Please note all times and distances given are approximate only.

## Description

A ground-floor commercial unit most recently occupied by a tearoom. The property measures 634 square feet (58.98 square metres) on a gross internal basis. Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

We understand that the property benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining appropriate consents. All interested parties are strongly advised to make their own planning enquiries with the local authority.

## Tensure

The freehold interest is to be sold with full vacant possession. There are 2 x flats arranged over the upper floors that are sold off on 99-year leases from 1982. In addition, there is 1 x commercial unit on the freehold title that has also been sold off on a 99-year lease from 1982. Therefore the 3 x leases have approximately 57 years remaining.

## VAT

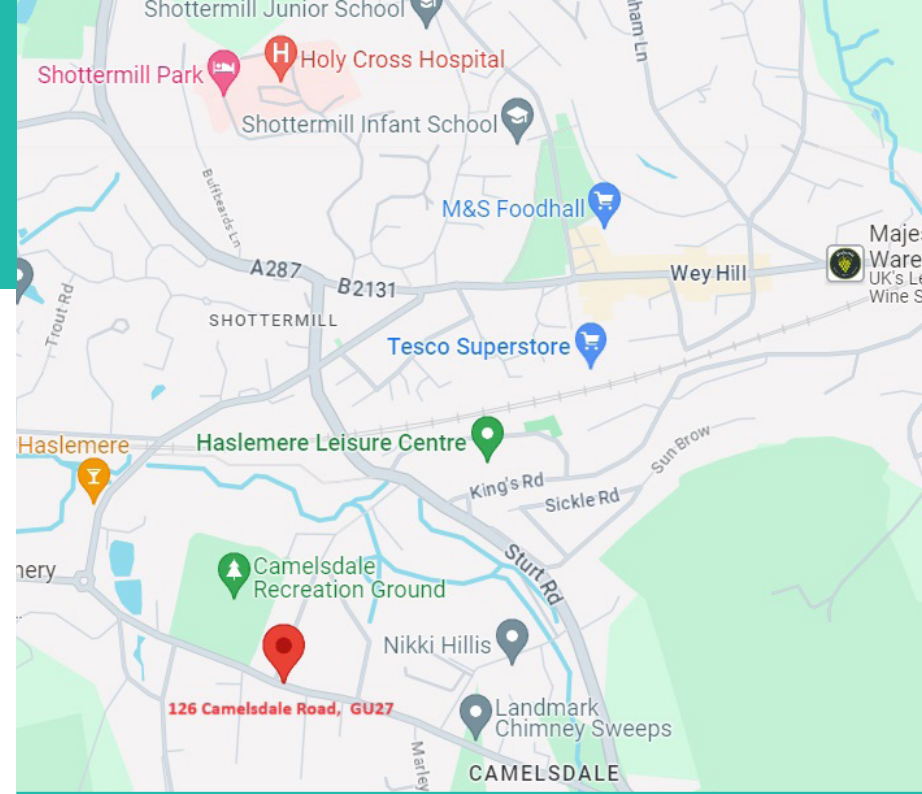
We understand that the property has not been elected for VAT.

## Terms

Offers are invited in excess of £195,000 subject to contract.

## Viewings

Viewings are strictly by appointment through Harston&Co.



Price:

Offers in excess of £195,000

# Harston&Co

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