



1-3 High Street, Haslemere, Surrey
Price Guide £750,000 Freehold

1-3 HIGH STREET HASLEMERE SURREY GU27 2HG

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A very interesting and unique well-known business premises located at No.1 High Street, Haslemere, Surrey. This prestigious business has been operating for many decades and due to retirement, the property and premises are now coming to the market.

Currently the property comprises a two storey building of traditional construction deployed as showroom and office accommodation with parking at the rear. First Floor 154.40 SQ M (1,662 SQ FT) Ground Floor 186.20 SQM (2,004 SQ FT) Basement 16.70 SQ M (180 SQ FT) TOTAL 357.30 SQ M (3,846 SQ FT)

Permission has been granted to convert the building into residential or commercial as identified on the attached planning permission Reference WA/2023/01972 for the conversion of the Ground Floor to three retail units and the first floor to two 2 Bedroom Residential units. However, many other opportunities present themselves, including a complete residential scheme. The property is not listed and so could form part of a wider development umbrella to the right interested parties.

A substantial investment opportunity is presented, amounting in total of 3,846 gross square footage with potential to extend or enlarge subject to the necessary consent.

External viewing can be undertaken at interested parties convenience. For internal viewings by appointment only, please contact the owner's agent, Mark Steward, Partner, Clark Gammon mark.steward@clarkgammon.co.uk Tel: 01428 664800.

- 2 off-road parking spaces to rear
- Kitchenette and WC Facilities
- Freehold with Vacant Possession.
- Prominent Location
- Character Features
- Unlisted building

CG HASLEMERE

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Local Authority: Tax Band Waverley Borough Council
Services:









SITUATION

Situated at the very top of Haslemere High Street the property has a prominent, visible location. Haslemere is an affluent Surrey market town on the border of 3 counties - Surrey, Sussex and Hampshire. This well-known town offers a comprehensive range of shopping, social and recreation facilities with Goodwood and Cowdray Park on the doorstep.

Nearby retailers including Boots, Costa Coffee, AGA, Space NK and a number of independent boutiques. There is easy access to the A3 at the Hindhead Tunnel and Haslemere mainline station is a short walk away. Heathrow, Gatwick and Southampton airports are each within one hour's drive.



DIRECTIONS

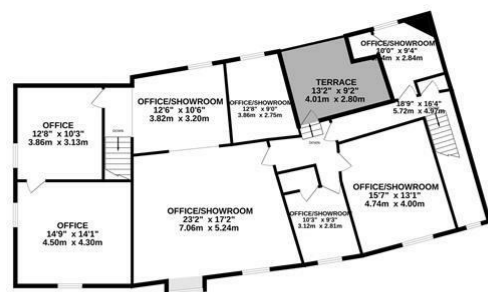
The property will be found at the very top of Haslemere High Street on your right as the road joins Lower Street.

22nd July 2026

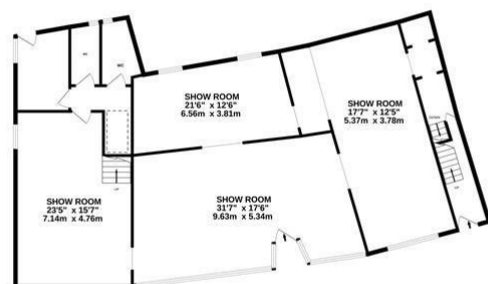
HASLEMERE MAINLINE STATION | 0.6 MILES
A3 ACCESS HINDHEAD TUNNEL | 4 MILES
MILFORD | 6 MILES
GODALMING | 8 MILES
GUILDFORD | 14 MILES
LONDON WATERLOO | 47 MINUTES BY TRAIN

All distances approximate

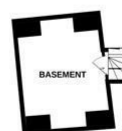
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	
		EU Directive 2002/91/EC



FIRST FLOOR
280 sq. ft. (26.0 sq. m.) approx.



GROUND FLOOR
200 sq. ft. (18.3 sq. m.) approx.



BASEMENT
100 sq. ft. (9.3 sq. m.) approx.

TOTAL FLOOR AREA: 3846 sq. ft. (357.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metrepro 2020



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

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HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

