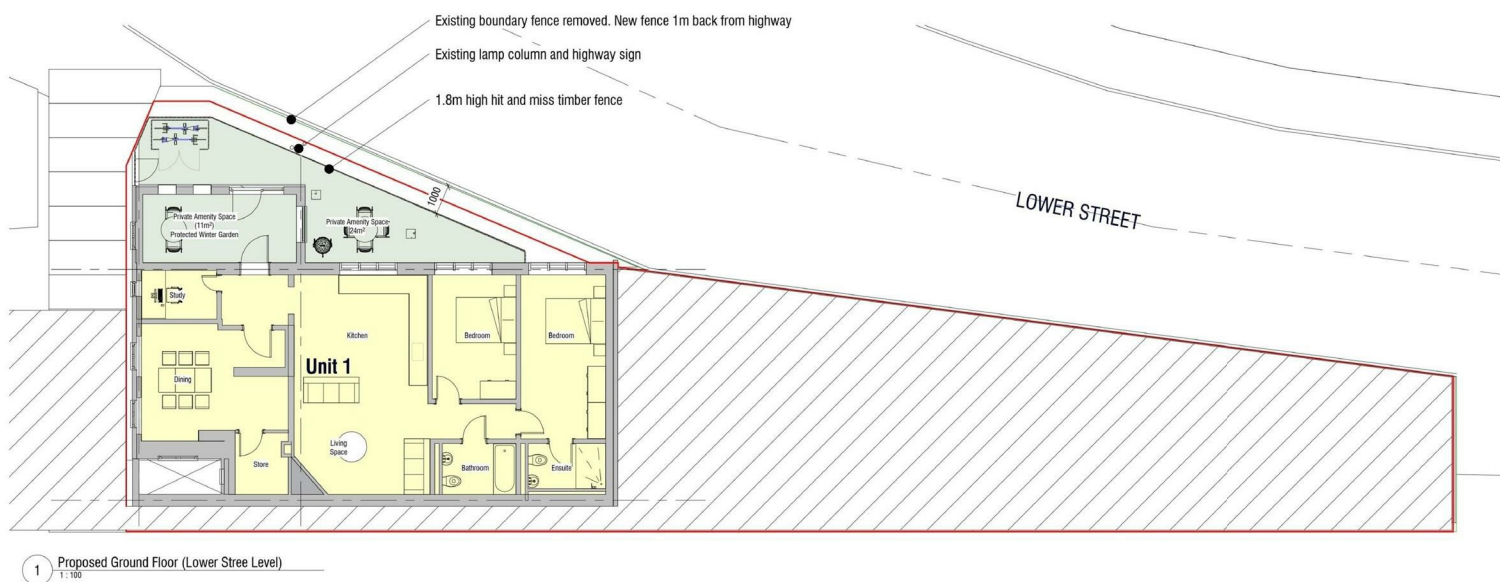
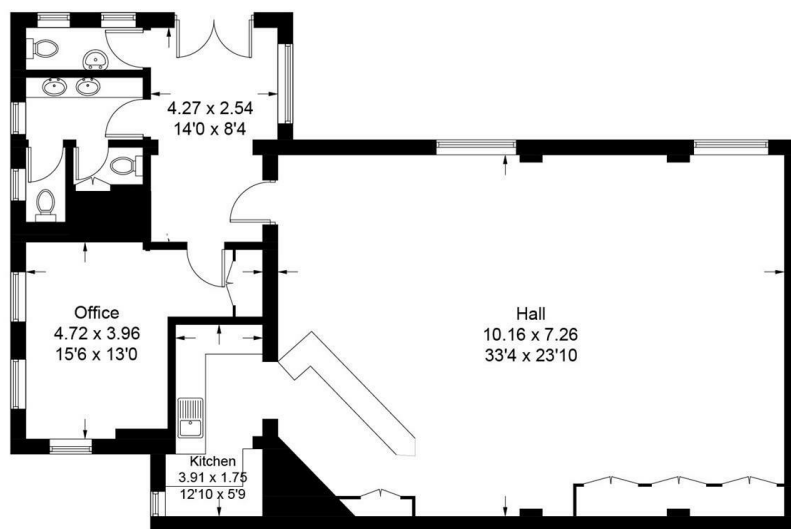




UNIT 1 GEMINI CHAPEL KINGS ROAD HASLEMERE SURREY GU27 2QA
GUIDE PRICE £195,000 LEASEHOLD



Lower Ground Floor

THE PROPERTY

A very rare opportunity to convert your own Flat from this spacious 2 storey former dance studio located very conveniently for the town and railway station.

There's internal floor space of approximately 1200 square feet laid out over 2 floors with high ceilings and there's a kitchenette and toilets in place and further storage space. The plan is to reconfigure in line with the drawings which were approved in 2022 under planning permission WA/2022/00210.

Any CIL payment would be covered by the Owner, not the Buyer and a new 999 year lease will be created on Completion with annual ground rent of £150.

There is external space too by way of a large terrace.

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The nearby main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town into Lower Street. Continue until reaching the main line station turn left immediate after the traffic lights into Kings Road where the property will be found after a short distance on the right hand side.

CG HASLEMERE OFFICE

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