

# Laburnham House

Crossways Road, Grayshott, Hindhead, Surrey GU26 6HJ

Peter Leete  
and Partners

ESTATE + AGENTS



## INVESTMENT

A lock up shop unit within the centre of the popular village of Grayshott. Let to the Sue Ryder charity at **£10,500** per annum.

**Price Guide £140,000 Freehold/Part Leasehold**



**Description:** The property forms part of a period property within the central trading area of Grayshott near the Post Office. It has been occupied by the current tenant, Sue Ryder, since 1994. Sue Ryder is a registered charity with approaching 400 shops nationwide. The tenant occupies under a lease for a term of 10 years from September 2017 at a rent of £10,500 per annum on effective full repairing and insuring terms via service charge.

The vendor will sell its freehold and part leasehold interest (leasehold coloured light blue & yellow – 150 years from 1997) but will retain a new 999 year lease of the residential upper parts and single garage (coloured yellow) at a peppercorn rent.

**Note:** the main pitched roof over the flat has recently been re-roofed.

## LOCATION

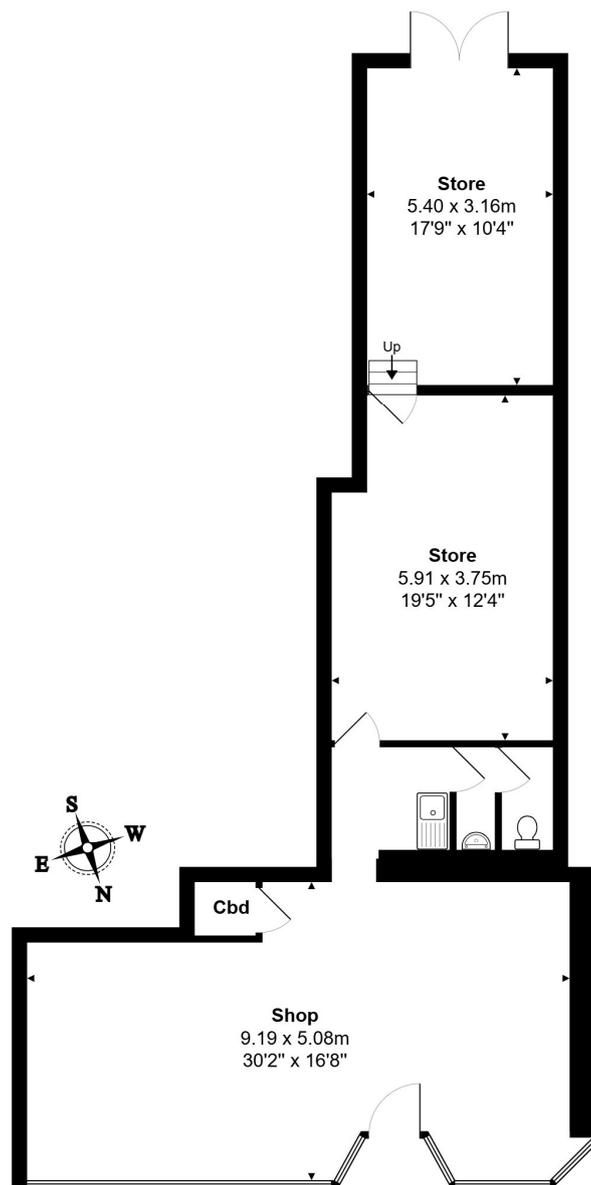
Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site [www.grayshott-pc.gov.uk](http://www.grayshott-pc.gov.uk) For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgrounds. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds. There is nearby access to the Golden Valley and extensive protected National Trust woodlands.

**RATEABLE VALUE:** £13,000 from 1<sup>st</sup> April 2026

**EPC:** C

**LOCAL AUTHORITY:** East Hampshire District Council.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.



Total Approx. Gross Internal Area 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

