Retail

# TO LET

HOLLIS HOCKLEY

## 24 / 24a Station Road, Liphook, GU30 7DR

Highly visible retail unit in busy parade

## Summary

| | |
|---|---|
| **Tenure** | To Let |
| **Rent** | £24,000 per annum (for shop & flat) |
| **Rates Payable** | £3,915.50 per annum<br>Note: 100% Small Unit Business Rate Relief should be applicable, subject to status |
| **Rateable Value** | £10,250 |
| **EPC Rating** | C (65) |

## Key Points

- Open-plan retail unit with modern shopfront
- Available for immediate occupation
- Optional large 2 bedroom flat

# 24 / 24a Station Road, Liphook, GU30 7DR

## DESCRIPTION

The subject property forms part of a busy local retail parade, close to Liphook railway station, with customer car parking immediately to the front.

The retail unit is of open plan format, with rear access door, and modern shopfront.

The residential flat has a separate rear ground floor entrance door with hallway and stairs leading to a spacious open plan living / dining area, fitted kitchen, bathroom / WC and 2 bedrooms.

The shop can be leased on its own, or the property taken as a whole.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Unit - Retail area | 786 | 73.02 | Let |
| **Total** | **786** | **73.02** | |

## RENT

£24,000 per annum exclusive (for shop and flat).

Shop rental details available on application, if taken separately.

## RATES

Rateable value 01 April 2026 - £10,250 per annum.
Rates payable - £3,915 per annum.

Note: 100% Small Unit Business Rate Relief should be applicable subject to status.

## EPC

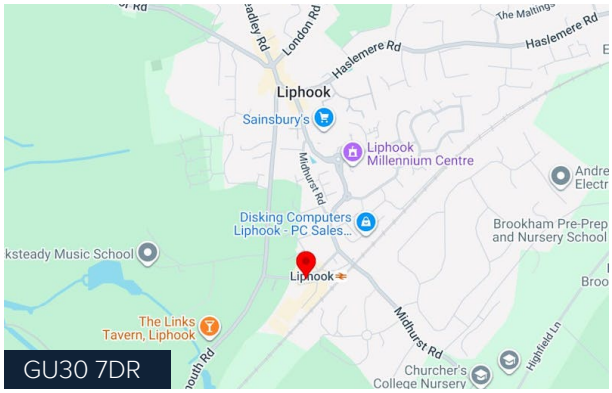
EPC - C/65.

## OCCUPATION

Early occupation can be granted, subject to legal formalities.

## LEGAL FEES

Each party to pay its own legal costs incurred in the transaction.




## Viewing & Further Information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