

RETAIL / CLASS E
TO LET

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



1,065 Sq Ft (98.94 Sq M)

HINDHEAD / SURREY

6 Hampton Terrace, Beacon Hill Road GU26 6NR

- Roadside Prominence
- Central Village Location
- Rare Spacious Ancillary Accommodation
- Suitable for a Variety of Uses
- Presentable and Spacious Retail Area
- Free Roadside Customer Parking & Nearby Car Park
- Air Conditioning



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

01252 794144

info@traynorryan.co.uk

LOCATION

A3 Trunk Road: 1.9 miles

Haslemere Mainline Train Station: 4 miles

DESCRIPTION

Light and spacious retail / class E opportunity on the ground floor with roadside village prominence. The shop would suit a variety of users e.g. retail, café, office, beauty/salon, physiotherapy, dentist. The rear ancillary accommodation lends itself well to treatment-based users. There is free roadside customer parking as well as a nearby car park. The shop has air conditioning.

FLOOR AREAS

The property has been measured in accordance with RICS Guidance Note – Code of Measuring Practice – 6th Edition and has total NIA area of 1,065 sq ft.

	Sq M	Sq Ft
Main Retail	47.07	507
Storage	4.11	44
Kitchenette	10.68	115
Office/Storage	8.78	94
Rear Ancillary Treatment/Prep/Storage	28.30	305
TOTAL	98.94	1,065

RENT

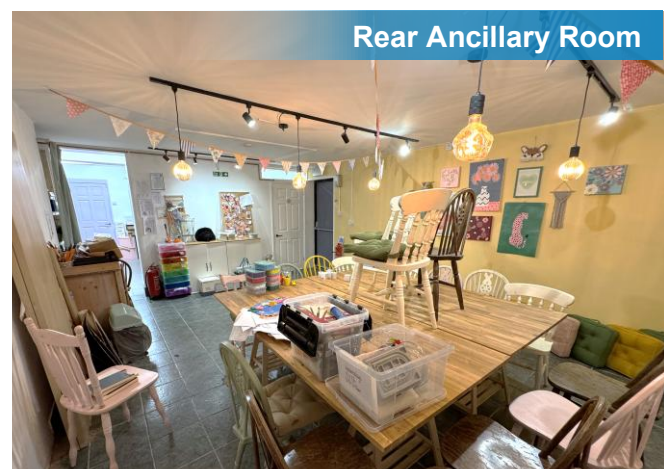
£20,000 per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant.

LEASE

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.



BUSINESS RATES

No business rates are payable by small businesses.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

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