

TO LET

**GRADE II LISTED FORMER BANK PREMISES
SUITABLE FOR A VARIETY OF USES (STP)
WITHIN BUSY VILLAGE LOCATION
440.74 SQ M (4,744 SQ FT)**

3 The Square, Liphook, GU30 7AB



Summary

Available Size	4,744 sq ft
Rent	Offers invited in the region of £60,000 per annum exclusive.
Business Rates	The premises have a Rateable Value of £22,000 with a UBR of 49.9 p in £.
EPC Rating	Upon enquiry

Location

Liphook is a large village situated off the A3, located approximately 10 miles to the north-east of Petersfield and 18 miles to the south-west of Guildford.

The premises are situated in the centre of the village with nearby occupiers including a newsagents, a coffee shop and estate agents.

Description

The premises are currently occupied by a bank with accommodation over basement ground and first floors. The premises benefit from 28 car parking spaces and an external store.

Accommodation

The accommodation comprises the following net internal floor areas:

Description	sq ft	sq m
Ground Floor	2,028	188.41
Basement	423	39.30
First Floor	1,942	180.42
External Store	351	32.61
Total	4,744	440.74

Planning

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café and Restaurant, Office, Research & Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

Lease

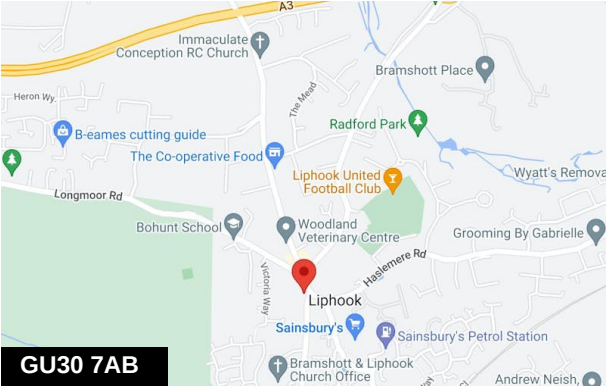
A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



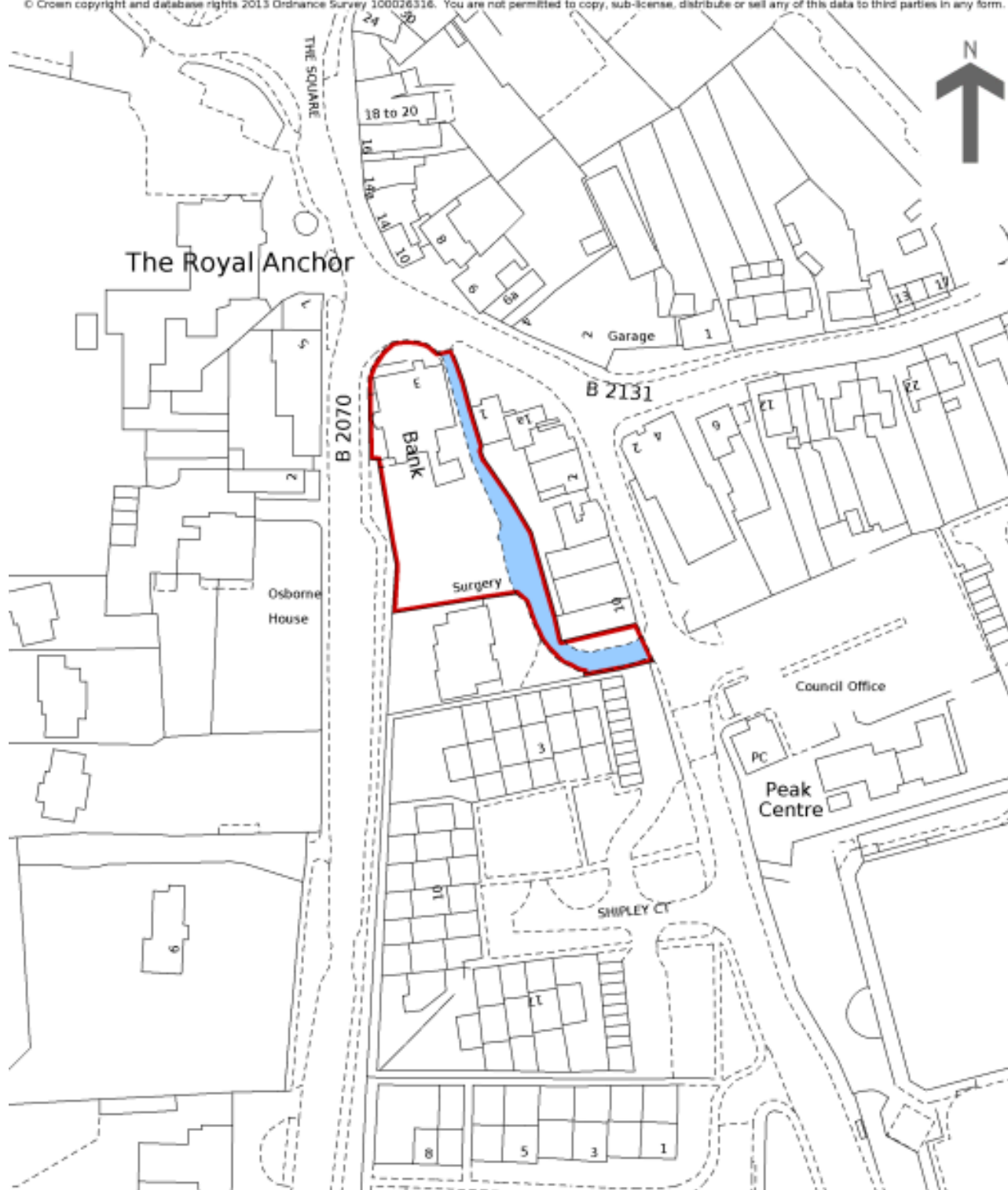


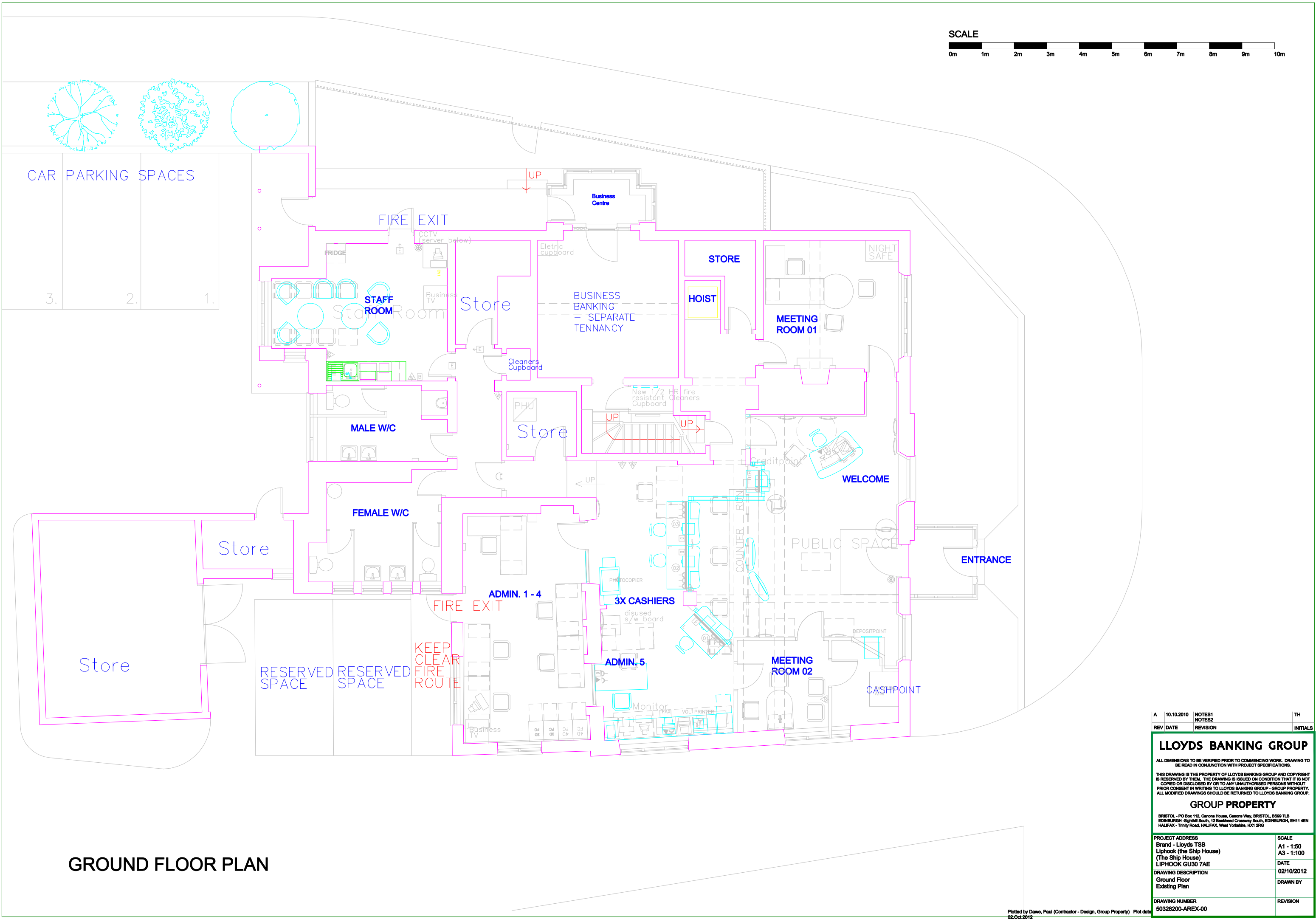
HM Land Registry
Official copy of
title plan

Title number **HP514855**
Ordnance Survey map reference **SU8331SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : East**
Hampshire



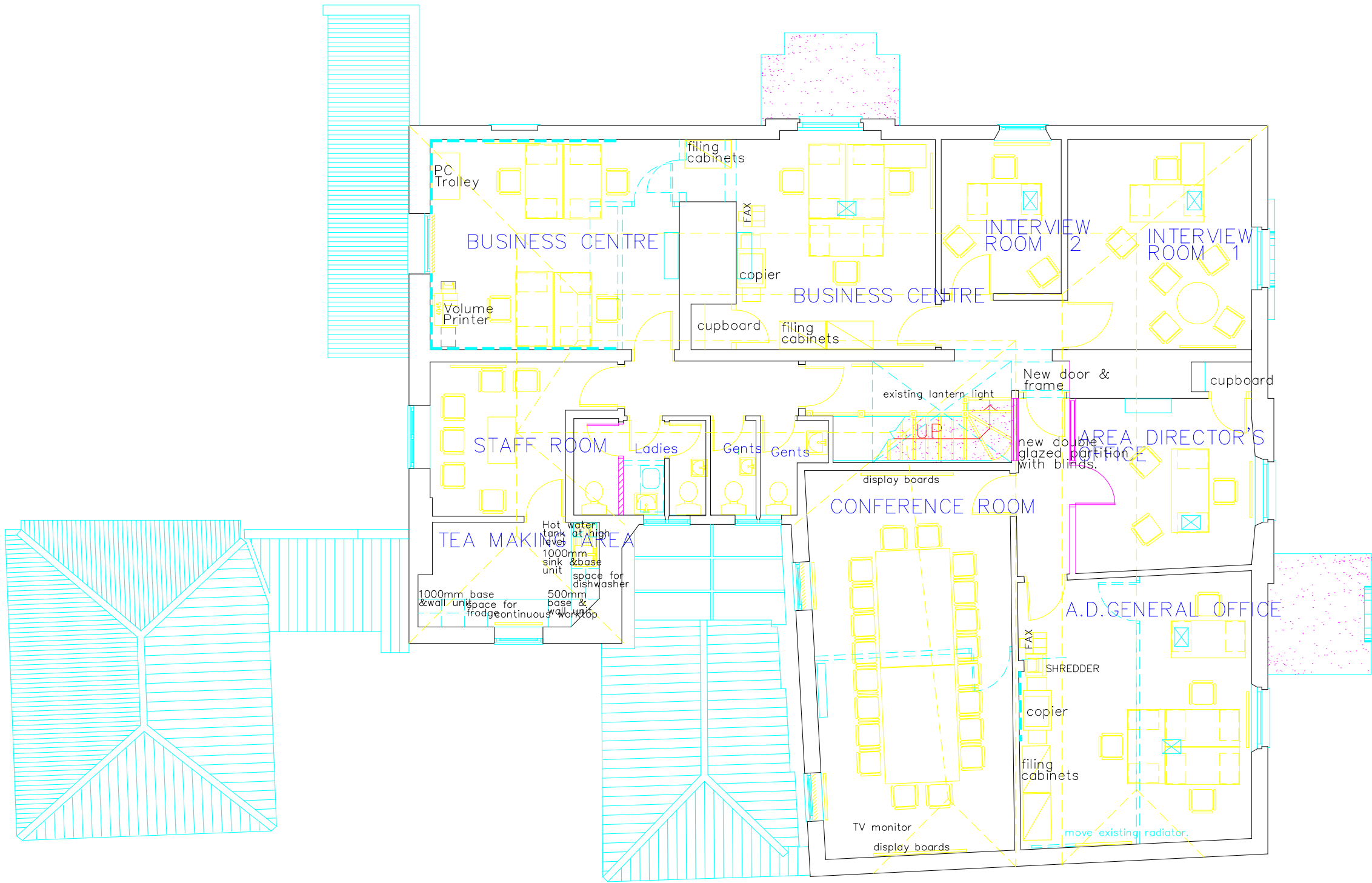
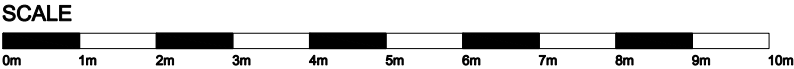
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GROUND FLOOR PLAN

A	10.10.2010	NOTES1	TH
	REV / DATE	NOTES2	
LLOYDS BANKING GROUP			INITIALS
ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS.			
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GROUP PROPERTY			
BRISTOL - PO Box 112, Canons House, Canons Way, BRISTOL, BS99 7LB EDINBURGH - 81stfl South, 12 Bankhead Crossway South, EDINBURGH, EH11 4EN HALIFAX - Trinity Road, HALIFAX, West Yorkshire, HX1 2RG			
PROJECT ADDRESS		SCALE	
Brand - Lloyds TSB		A1 - 1:50	
Liphook (the Ship House)		A3 - 1:100	
(The Ship House)		DATE	
LIPHOOK GU30 7AE		02/10/2012	
DRAWING DESCRIPTION		DRAWN BY	
Ground Floor			
Existing Plan		REVISION	
DRAWING NUMBER			
50328200-AREX-00			



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REV	DATE	REVISION	INITIALS

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PROJECT ADDRESS Brand - Lloyds TSB Liphook (the Ship House) (The Ship House) LIPHOOK GU30 7AE	SCALE A1 - 1:50 A3 - 1:100
DRAWING DESCRIPTION First Floor Existing Plan	DATE 02/10/2012 DRAWN BY
DRAWING NUMBER 50328200-AREX-01	REVISION