

QUEENS HOUSE

6 HASLEMERE ROAD | LIPHOOK
GU30 7AL



**ATTRACTIVE GROUND FLOOR LOCK-UP SHOP WITH
2ND FLOOR FLAT**

TO LET - 555 SQ FT (51.56 SQ M)

QUEENS HOUSE

6 HASLEMERE ROAD | LIPHOOK | GU30 7AL

hurstwarne.co.uk

KEY BENEFITS

- Ground floor lock up shop
- 2nd floor flat included within lease (currently let)
- Central location in Liphook village
- Free car park within 50m of property
- Available from 1st July 2025
- Currently trading as a hair salon
- Class E use

LOCATION

Centrally located on Haslemere Road, close to the junction with The Square and Midhurst Road.

Liphook is an affluent commuter town in Hampshire, and is located approximately 3 miles west of Haslemere, 15 miles southwest of Guildford, and 5 miles northeast of Petersfield.

The A3 London to Portsmouth trunk road runs immediately north of the town providing easy access into the village. The town is also on the Portsmouth to London mainline rail route, providing a regular direct service to London (Waterloo) with an approximate journey time of 1 hour.

DESCRIPTION

The property comprises a ground floor lock up shop, together with a 2nd floor 2-bedroom flat. The 1st floor is separately let to a dental practice.

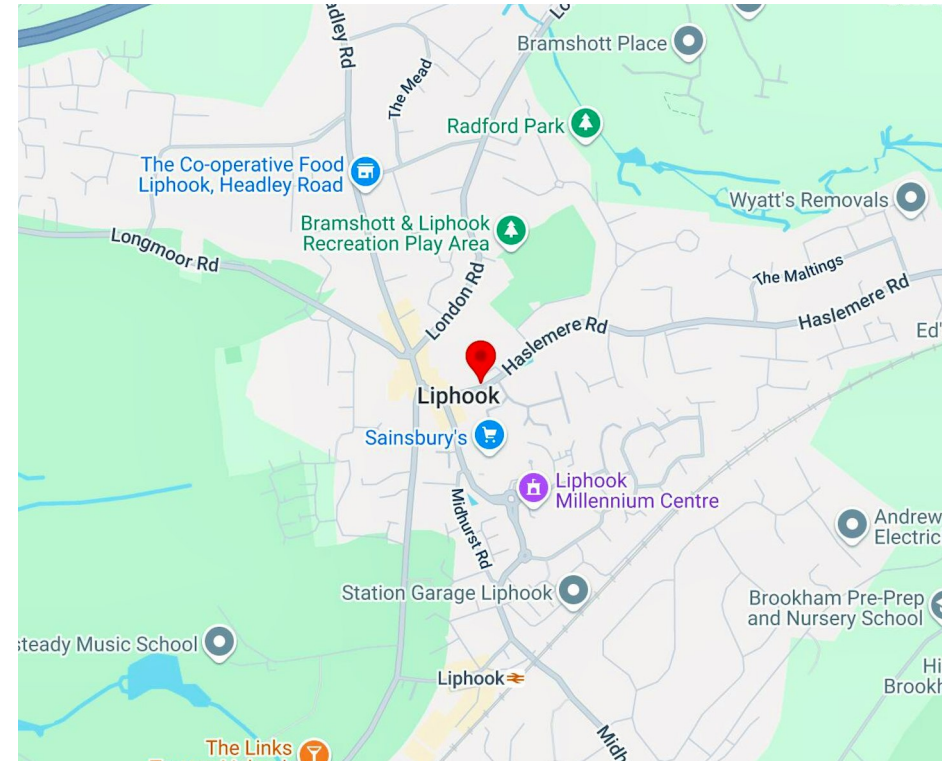
The shop is suitable for uses within Class E. Vacant possession will be available from 1st July 2025.

The 2nd floor flat is included within the lease, and is currently let on an AST to January 2026 at a rent of 1,300 pcm. Thereafter vacant possession can be obtained (if required) for future occupation. The flat comprises 1 double bedroom, 1 single bedroom/study, lounge, kitchen and bathroom. The flat also has access to a private garden area.

Whilst there is no on site parking with the unit, there is a free village car park which can be accessed from the side of the property.

SPECIFICATION

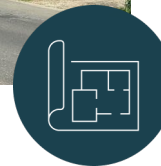
- Tiled solid floors to main retail area
- Mix of recessed and feature lighting
- Electricity (no gas)
- Total frontage 7.3m
- WC
- Kitchen/storage area



QUEENS HOUSE

6 HASLEMERE ROAD | LIPHOOK | GU30 7AL

[VIEW WEBSITE](#)



hurstwarne.co.uk

SUMMARY

- Rent: £25,000 per annum VAT is not payable on the rent
- Available Size: 555 sq ft
- Rates Payable: £5,114.75 per annum if applicable.
- EPC: D (96)



TERMS

Available by way of a new full repairing and insuring lease, for a term to be agreed.

VIEWINGS & INFORMATION



Clare Charrett

T 01483 723344

M 07932 173295

E clare.charrett@hurstwarne.co.uk



Tirion Llewelyn

T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Main retail area	450	41.81	Available
Ground - Rear store/breakout area	105	9.75	Available
TOTAL	555	51.56	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



