

FOR SALE

CRICK MAY
CHARTERED SURVEYORS

**FREEHOLD WITH PLANNING CONSENT
FOR CONVERSION TO COMMERCIAL UNIT
& 4 FLATS AND 2 DETACHED
DWELLINGS TO THE REAR**

3 The Square, Liphook, GU30 7AB



CRICK MAY
CHARTERED SURVEYORS

T: 01403 264259 | crickmay.co.uk

Summary

Available Size	4,744 sq ft
Price	Offers in the region of £1,000,000
Business Rates	The premises currently 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 property is situated in a mixed commercial and residential setting in the centre of the village with nearby occupiers including a coffee shop, a cycle shop and estate agents.

Description

The property was previously occupied by a bank with accommodation over basement, ground and first floors. The property benefits 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

Planning consent has been granted via East Hampshire District Council under planning application number EHDC-25-0884-FUL as follows:

Partial conversion of Ground Floor and entire First Floor from Commercial (Use Class E) to four self-contained flats (Use Class C3), along with part retention of Commercial Use (Use Class E) on part of Ground Floor. Erection of two dwellings (Use Class C3) on existing car park, along with associated parking and landscaping works.

Proposed plans are available via our website or visit <https://publicaccess.easthants.gov.uk/planning> for further information.

Tenure

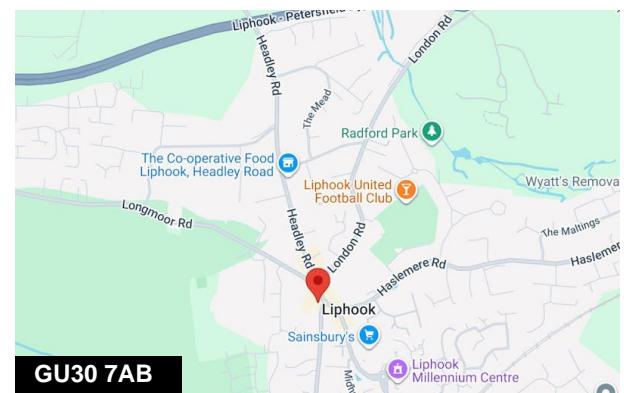
The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

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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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.





