

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

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

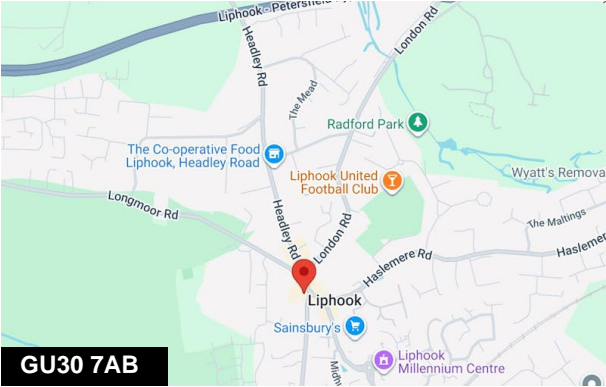
The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

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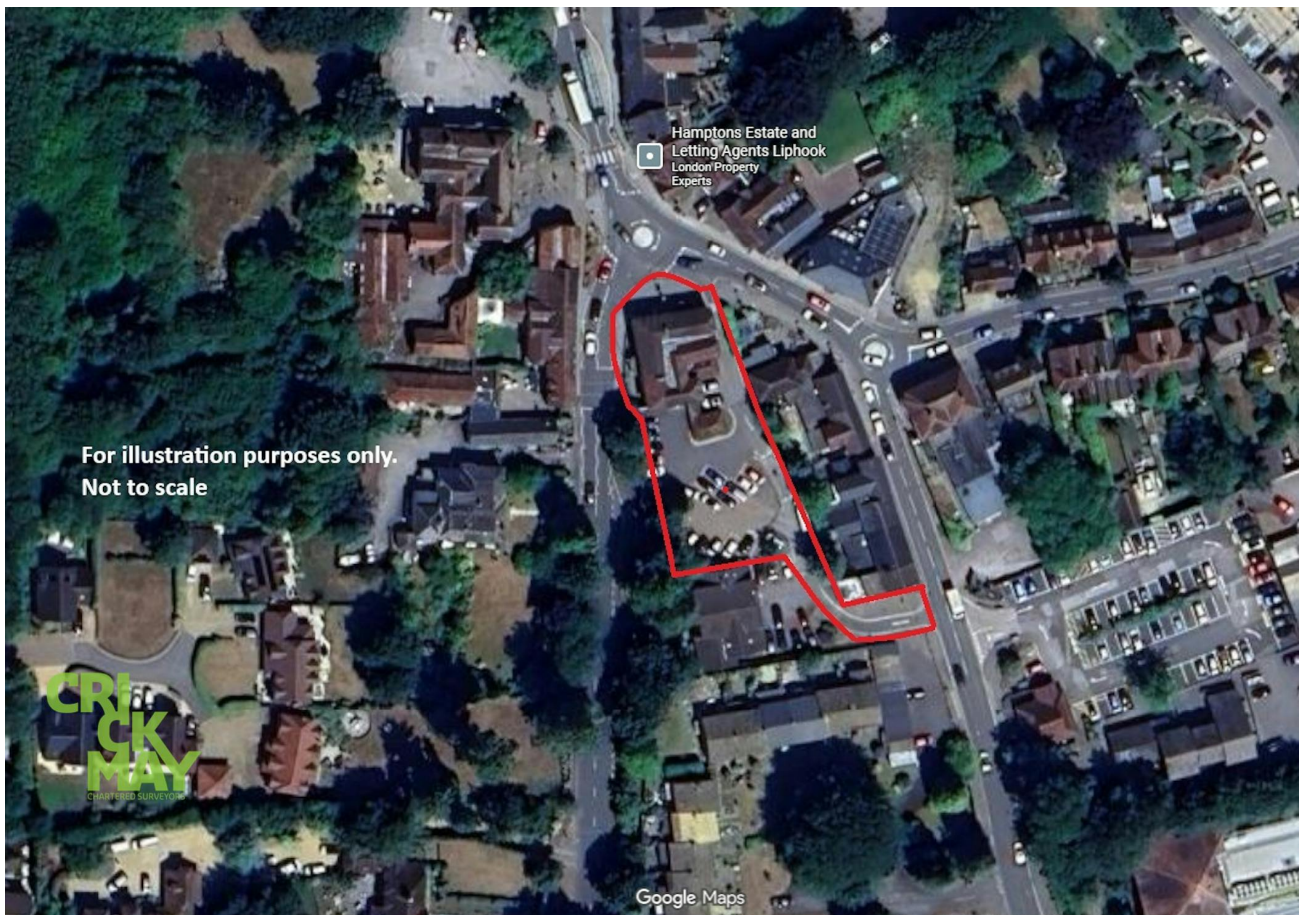
[More details @ crickmay.co.uk](https://www.crickmay.co.uk)

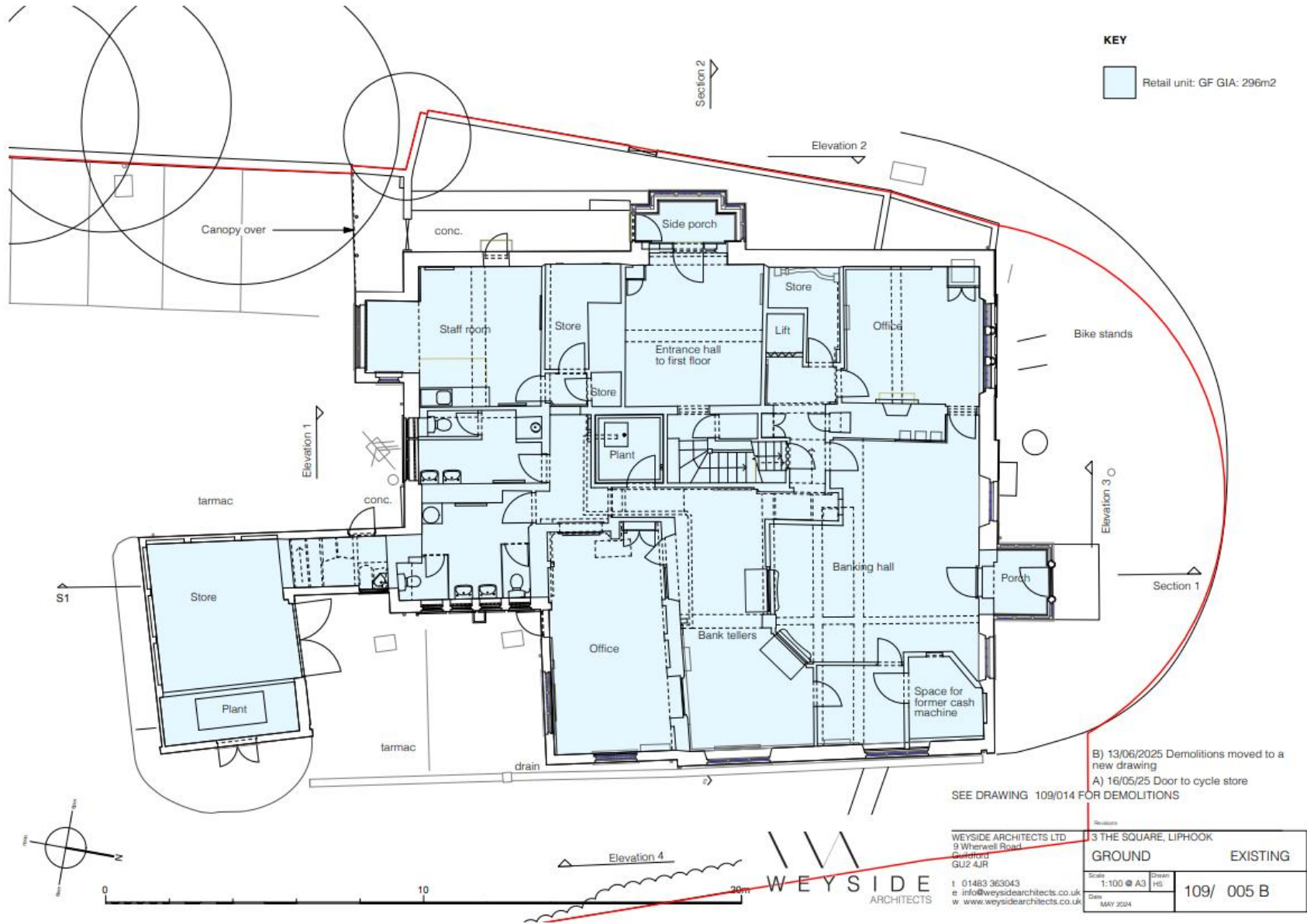


Crickmay Chartered Surveyors
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

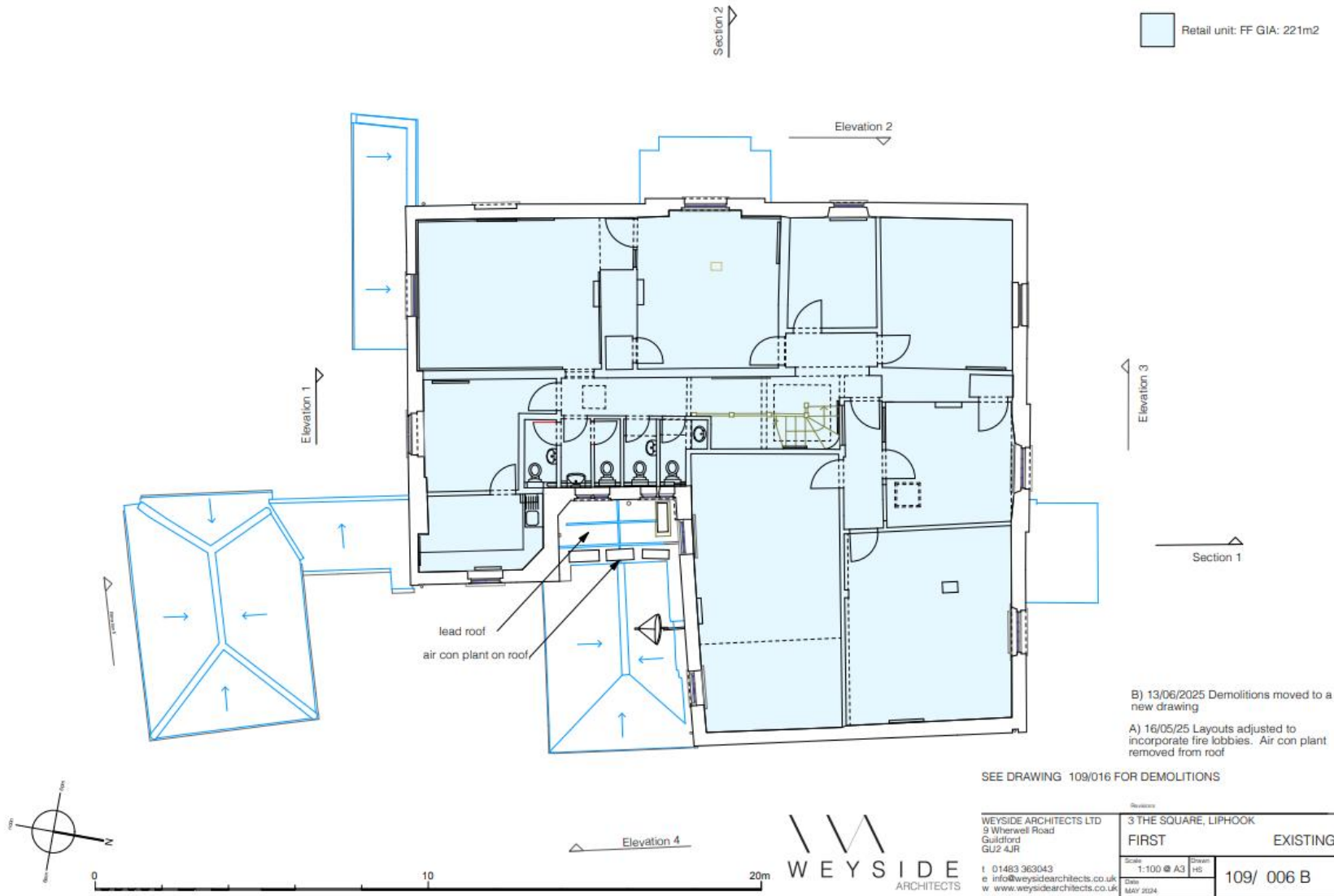


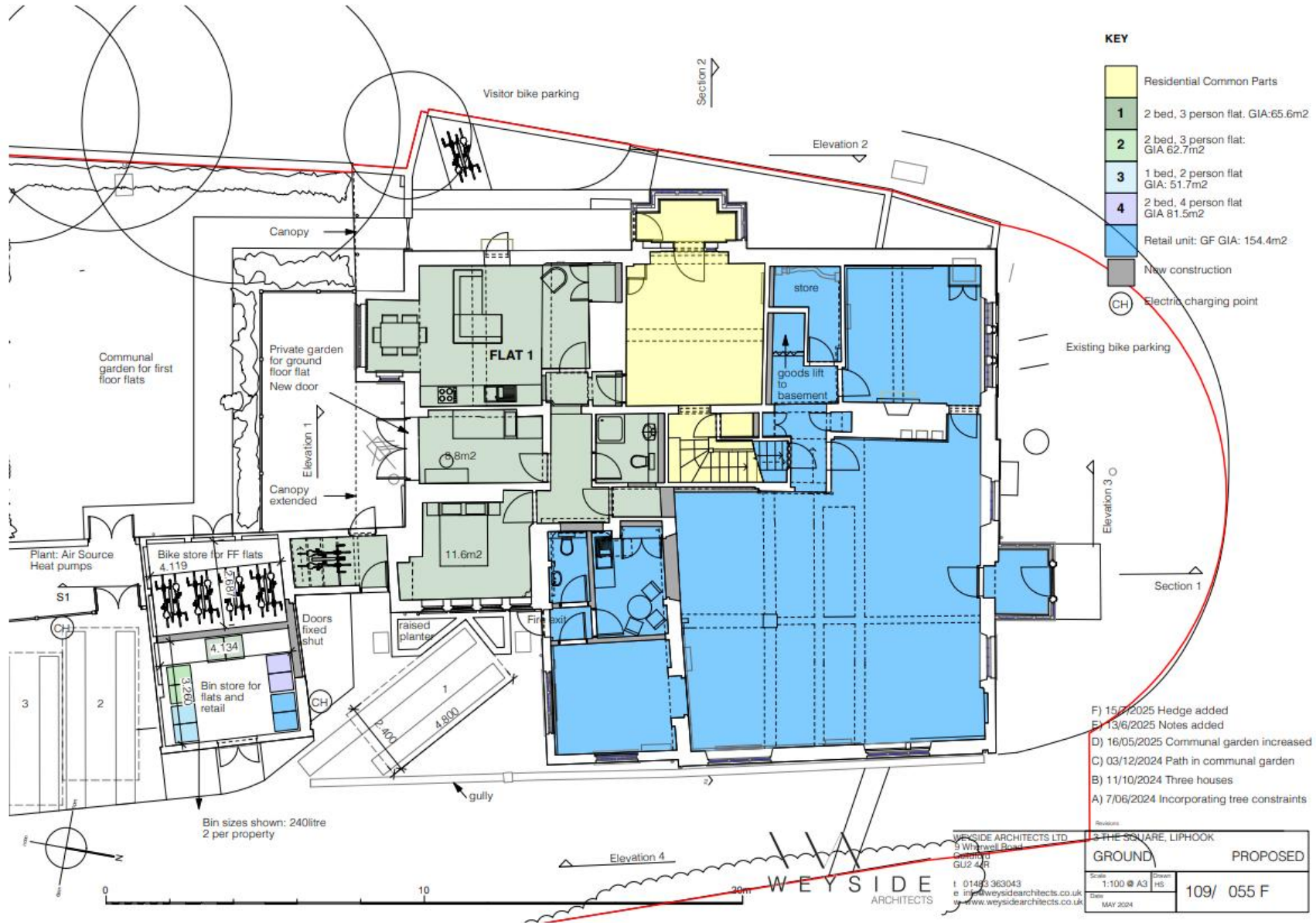


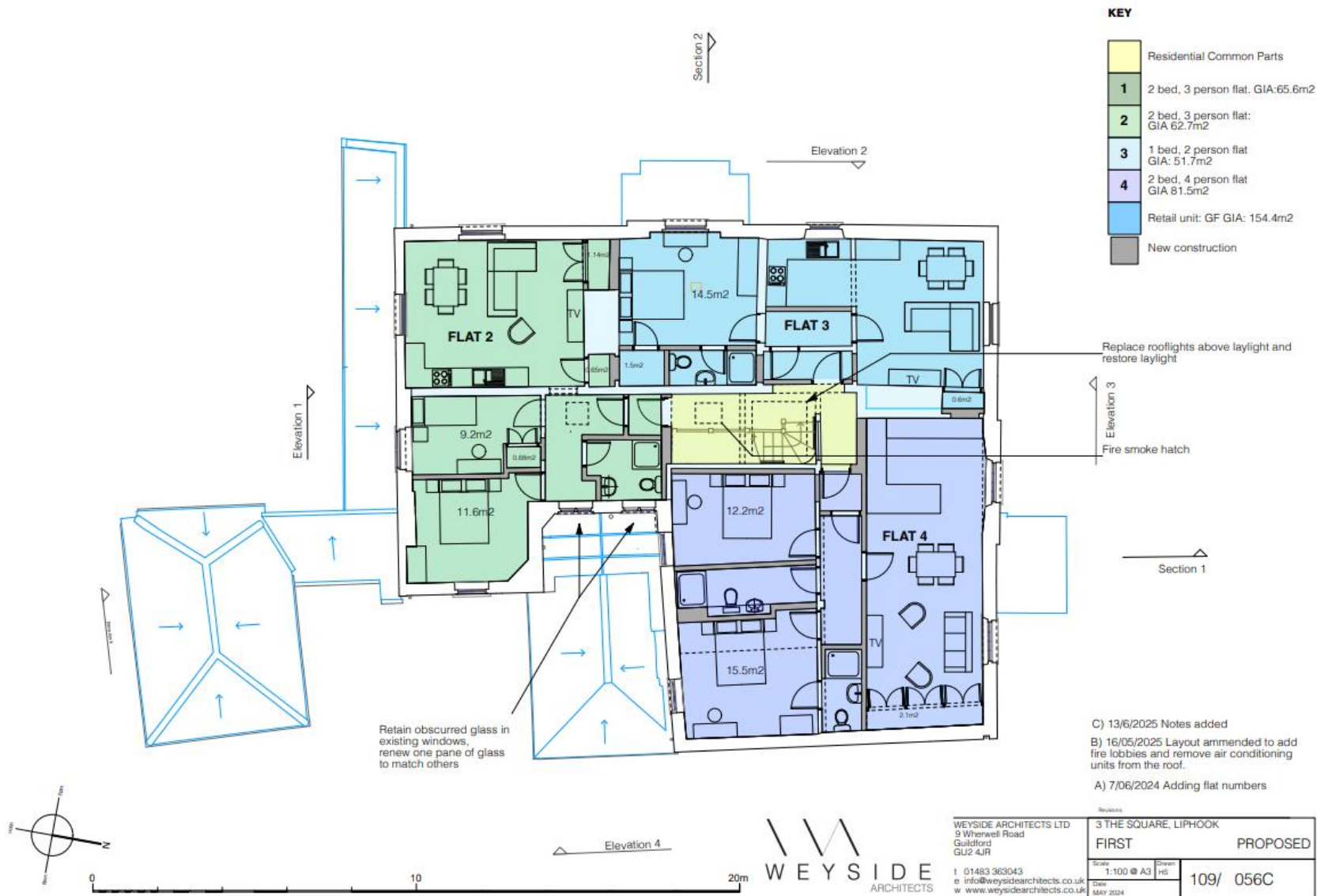


KEY

Retail unit: FF GIA: 221m2









KEY

- Communal amenity area
- Private amenity area
- Parking combined with soft landscape (See drawing 109/091)
- Permeable paving
- Access road and pavement (tarmac as existing)
- Close boarded timber fence
- Bird box
- Bat box
- Electric charging point

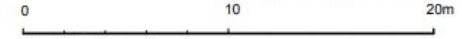


Gross internal areas

- Flat 1: 2 bed, 3 person flat: GIA:65.6m²
- Flat 2: 2 bed, 3 person flat: GIA 62.7m²
- Flat 3: 1 bed, 2 person flat: GIA 51.7m²
- Flat 4: 2 bed, 4 person flat: GIA 81.5m²
- House 1: 3 bed, 5 person: GIA 105.7
- House 2: 3 bed, 5 person: GIA 103.4
- Commercial unit: 154.4m² plus 48m² =202.4m²

Amenity Areas

- Flat 1 private: 30m²
- Communal garden (For flats 2,3 and 4): 121m²
- House 1, private (rear garden): 117.72m²
- House 2, private (rear garden): 149.39m²
- H) 15/07/2025 Bird and bat boxes
- G) 20/06/2025 Hedge added
- F) 12/06/2025 extract added
- E) 29/05/2025 Parking adjusted
- D) 16/05/2025 Two houses scheme
- C) 03/12/2024 Path in communal garden
- B) 11/10/2024 Three houses
- A) 7/06/2024 Incorporating tree constraints



WEYSIDE ARCHITECTS LTD 9 Whenwell Road Guildford GU2 4JR t: 01483 363043 e: info@weysidearchitects.co.uk w: www.weysidearchitects.co.uk		3 THE SQUARE, LIPHOOK SITE PLAN Scale: 1:200 @ A3 Drawn: H5 Date: MAY 2024	
		PROPOSED 109/ 053H	