



70 Wey Hill

Haslemere, GU27 1HN

Extensive retail property with additional storage

7,151 sq ft

(664.35 sq m)

- Rear parking (approx 9 spaces)
- Busy main road frontage
- Rear loading/access
- First floor offices and mezzanine store/sales

Summary

Available Size	7,151 sq ft
Rent	£62,500 per annum NO VAT ON RENT
Rates Payable	£13,847.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£27,750
EPC Rating	B (42)

Description

The property comprises a self contained retail unit with first floor offices to the front and rear plus mezzanine store/sales area in the righthand retail bay.

Planning permission was granted for a change of use from warehouse to retail, B1/B8 and office use, in 1990 (planning reference WA/1990/0875). We therefore believe that the building now benefits from the new Class E planning. Formerly the property was used as a retail unit selling musical instruments and a store/office.

Location

Haslemere is an affluent town located close to the Surrey/Hampshire/Sussex border with excellent access to the A3. Haslemere also has a mainline railway station with average journey times to London Waterloo of 50 minutes.

Wey Hill itself is an established retail destination approximately 1 mile from Haslemere town centre and occupiers in the immediate vicinity include Majestic Wine, Tesco, Co-op Food and an M&S Foodhall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,257	395.49	Available
1st	1,713	159.14	Available
Mezzanine	1,181	109.72	Available
Total	7,151	664.35	

Terms

The property is available on the basis of a new lease for a term to be agreed. Alternatively a freehold sale may be considered.

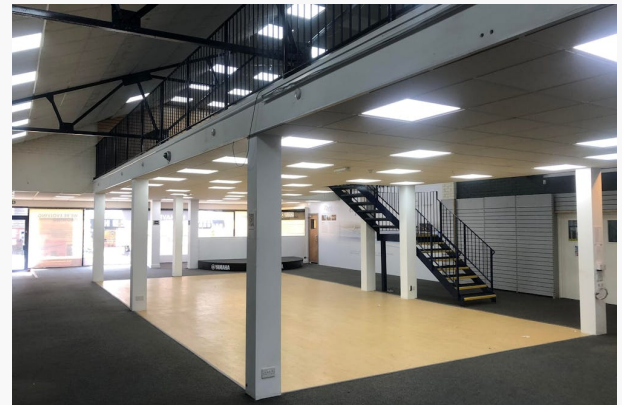
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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