Retail

TO LET

HOLLIS HOCKLEY

24 / 24a Station Road, Liphook, GU30 7DR

Highly visible retail unit in busy parade

Summary

Tenure	To Let
Rent	£22,500 per annum (for shop & flat)
Rates Payable	£4,141.70 per annum Note: 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£8,300
EPC Rating	C (65)

Key Points

- Open-plan retail unit with modern shopfront
- Available for immediate occupation
- Optional large 2 bedroom flat

24 / 24a Station Road, Liphook, GU30 7DR

DESCRIPTION

The subject property forms part of a busy local retail parade, close to Liphook railway station, with customer car parking immediately to the front.

The retail unit is of open plan format, with rear access door, and modern shopfront.

The residential flat has a separate rear ground floor entrance door with hallway and stairs leading to a spacious open plan living / dining area, fitted kitchen, bathroom / WC and 2 bedrooms.

The shop can be leased on its own, or the property taken as a whole.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail area	786	73.02	Available
Total	**786**	**73.02**	

RENT

£22,500 per annum exclusive (for shop and flat).

Shop rental details available on application, if taken separately.

RATES

Rateable value - £8,300 per annum.
Rates payable - £4,141 per annum.

Note: 100% Small Unit Business Rate Relief should be applicable subject to status.

EPC

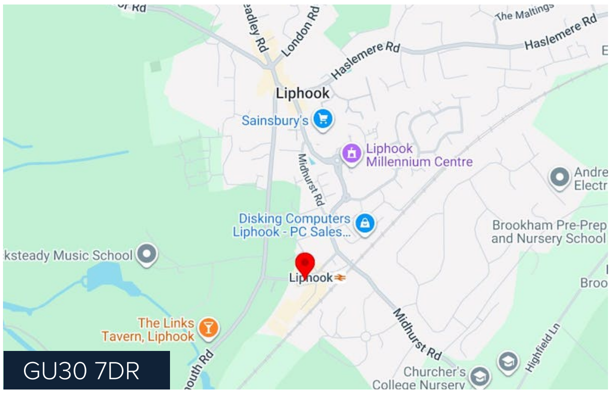
EPC - C/65.

OCCUPATION

Early occupation can be granted, subject to legal formalities.

LEGAL FEES

Each party to pay its own legal costs incurred in the transaction.



Viewing & Further Information

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