

Haslemere Town Centre Restaurant Opportunity For Sale / To Let



5 West Street Haslemere Surrey GU27 2AF

t 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

e admin@warrantgroup.net

www.warrantgroup.net



Location

Haslemere is an affluent commuter town with a population of 13,122 persons, located approximately 25 miles south west of London, 4 miles south east of Farnham and 10 miles south of Guildford, approximately 15 miles to the west of Junction 10 of the M25 via the A3. The train station provides a service to Central London in approximately 45 minutes, running three times an hour to Waterloo Station. Hind Head National Park lies only half a mile from the town centre.

Situation

West Street is situated within the town centre just off the High Street behind the town's main car park. Immediately adjoining are national multiples include J D WETHERSPOON PLC, BOOTS, BARCLAYS, PIZZA EXPRESS, COSTA COFFEE, WAITROSE, BETFRED, LLOYDS PHARMACY, FAT FACE, CREW CLOTHING, EAST INDIA JANE, HSBC, NATWEST, LLOYDS BANK and VISION EXPRESS. This characteristic town offers a varied amount of local and prime secondary shopping.

Description

The property comprises the original single storey former Post Office which was converted in 1999 to a Restaurant arranged on ground, basement and first floor, being of brick construction with a pitched tiled roof incorporating a lantern roof light.

Town Planning

The property is designated in the primary retail area within an Archaeological Priority Zone. Planning Permission was granted on 9th July 1999 for a Change of Use to Class A3 Restaurant.

Accommodation

The accommodation comprises a ground floor restaurant with basement and first floor ancillary areas as follows: -

Ground Floor	2,458	ft ²	228.38	m ²
Basement	328	ft ²	30.37	m ²
First Floor	726	ft ²	67.47	m ²
TOTAL	3,513	ft²	326.32	m²

Energy Performance Certificate

The Energy Performance Certificate has been instructed and is to be provided on request.

Rating Assessment

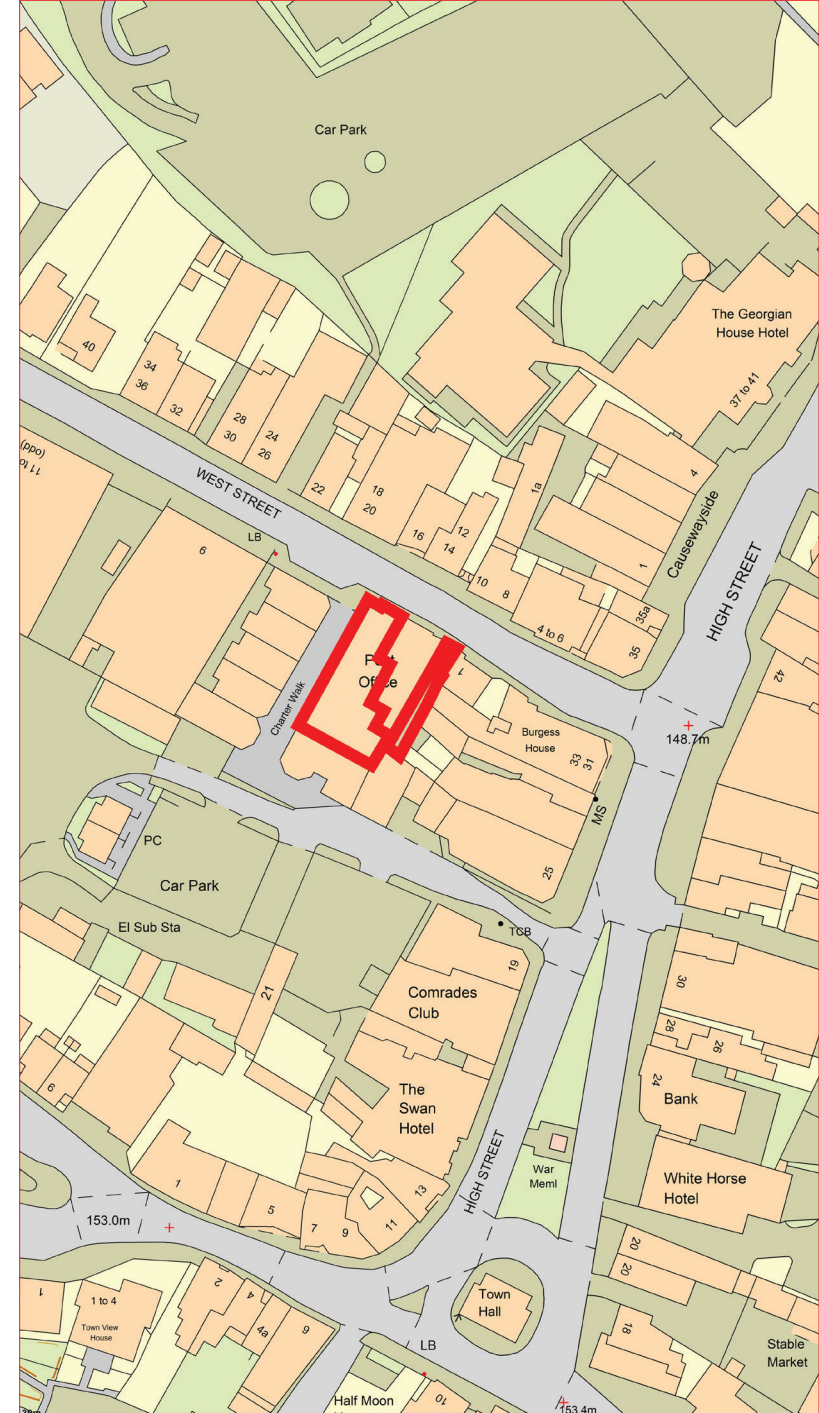
The Rateable Value for the existing property is £58,500.

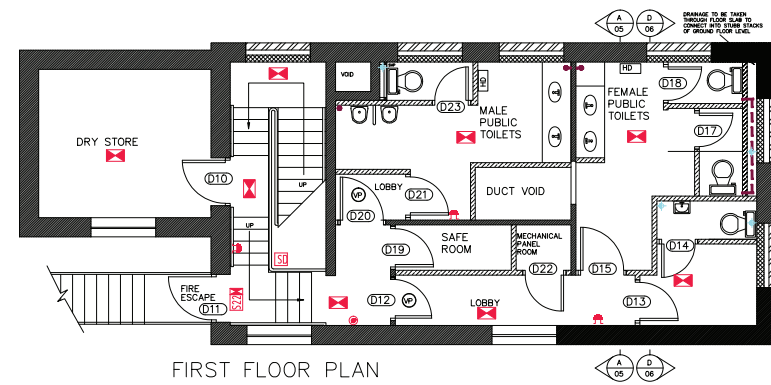
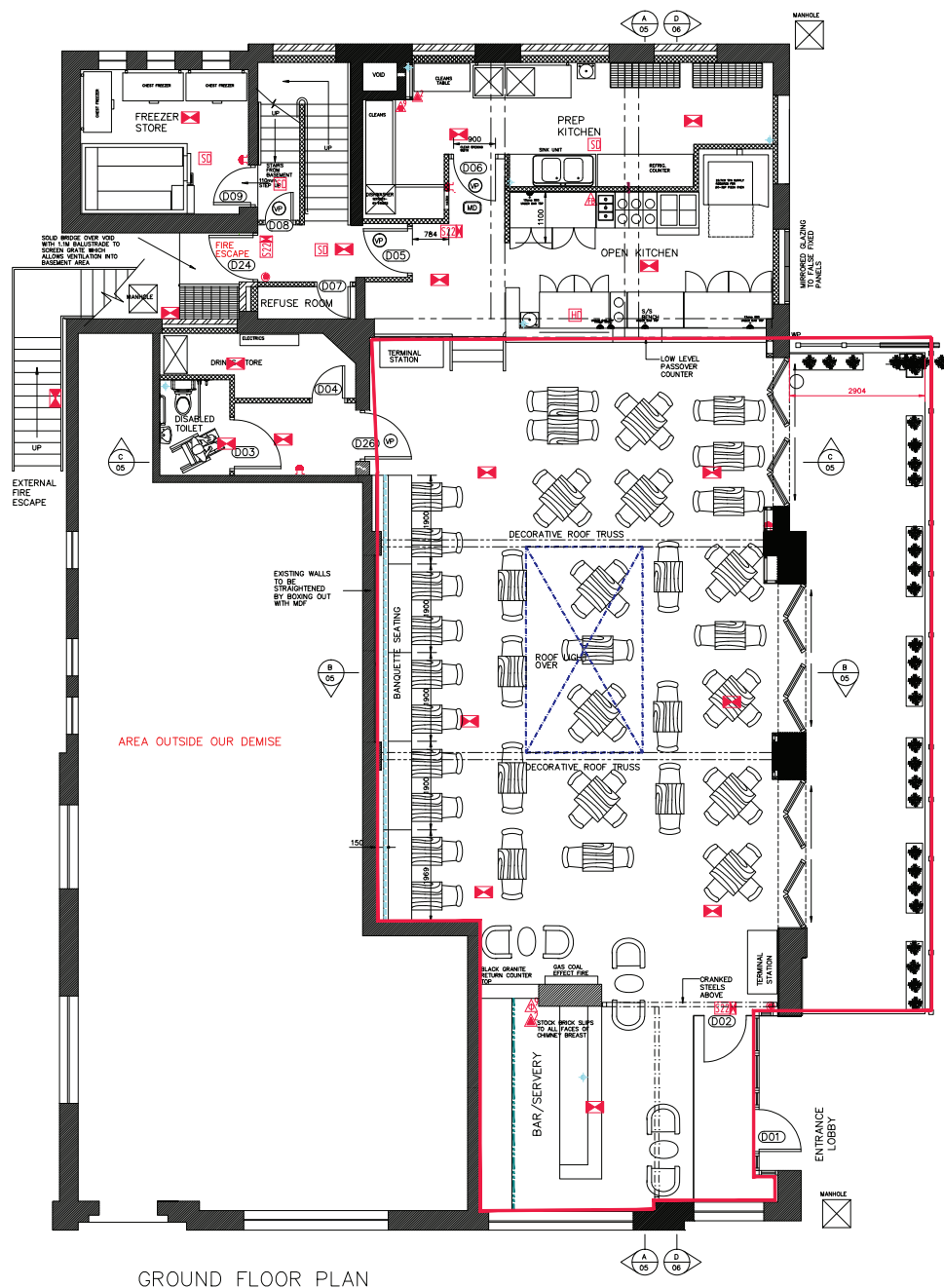
The Uniform Business Rate for the year 2020/21 is 51.2p in the £.

Local Authority

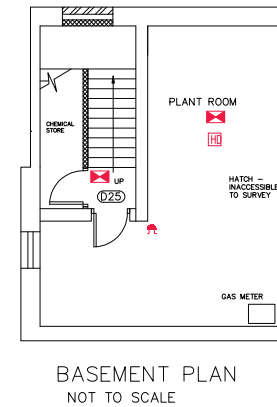
Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR

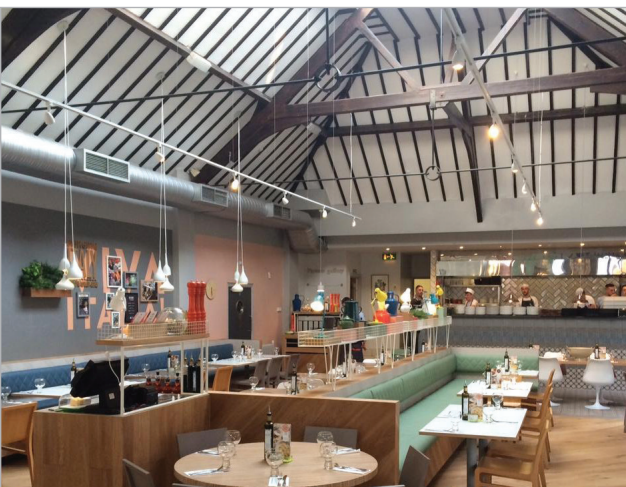
Tel: 01483 523 333





NOT TO SCALE





TERMS

Lease

The Ground Floor Restaurant is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£60,000 per annum exclusive of VAT rising to £65,000 per annum exclusive after 2.5 years.

Premium

A Premium of £20,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (£36,000). The deposit is to be capable of increase in line with any increase in the rent.

Availability

The property is available for immediate occupation on completion of the legal documentation.

Freehold Interest

The freehold interest is available at a price of £1,285,000 subject to contract.

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414 / Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

Further Information please contact:

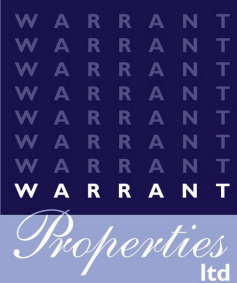
August 2020

JAMES FASAL

jamesfasal@warrantgroup.net

Warrant Properties Limited
One Wellstones
Watford
Hertfordshire
WD17 2AE

Tel: 01923 230414



Disclaimer:

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