



Beacon Hill  
Nursery School

Beacon Hill URC Church

Owen  
Isherwood  
CHARTERED SURVEYORS

1-2 Beacon Hill & 1 Bankside, Beacon Hill, Hindhead, GU26 6NR  
**FOR SALE | 771.30 TO 2,608.50 SQ FT (71.66 TO 242.34 SQ M)**

## Development Opportunity/Investment

- Current Income £23,000 per annum
- Vacant Office ERV c.£12,000 per annum
- New Lease On Both Retail Units
- Development Potential STPP
- Key Corner Plot on Beacon Hill High Street



## Location

The premises is located on the North side of the A287 on the corner of Beacon Hill Road. The closest larger towns are Farnham, Haslemere, Petersfield and Guildford, with access to the A3 (Portsmouth to London) to the south of Beacon Hill giving onwards travel via the M25 to the national road network. Nearby occupiers included Dominos, Scoops, Headmasters, Beacon Hill Garage and Beacon Hill Primary School providing a lively parade with regular footfall. The closest rail links are from Haslemere which has regular services between London Waterloo and Portsmouth Harbour

## Description

1 Bankside is a brick built single storey construction with a flat roof and traditional office frontage to the A287. The retail space extends the length of the building to the rear wall and can be completely open although currently it is split using partition walls.

1-2 Beacon Hill is a brick built single storey construction with a flat roof and single glazed wooden shop fronts. The retail space is split between two units, a larger unit extending the length of the building on the right-hand side and a smaller unit half the depth of the building on the right-hand side.

There is no parking associated with the building, but a free carpark located a few hundred meters from the premises.

## Accommodation

Name	sq ft	sq m	Availability
Ground - 1-2 Beacon Hill	1,837.20	170.68	Let
Ground - 1 Bankside	771.30	71.66	Available
<b>Total</b>	<b>2,608.50</b>	<b>242.34</b>	

## Price

£350,000 Plus VAT

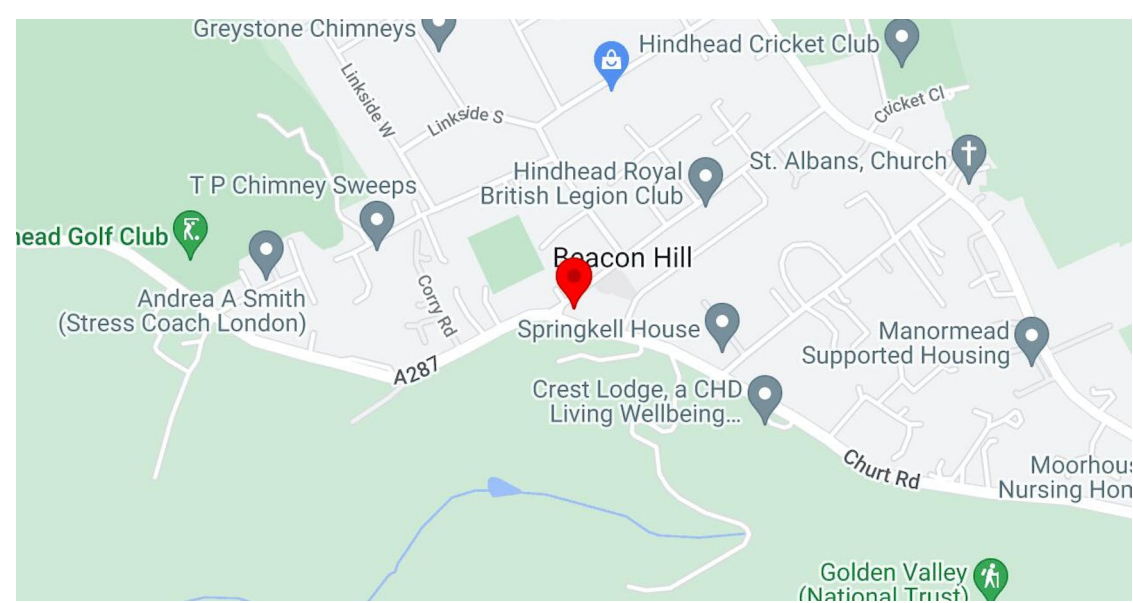
## Rates & Charges

Service charge: N/A  
Estates charge: N/A  
Rateable value: £27,000  
Rates payable: £13,473 per annum

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Legal costs



## Contact

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