



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
Total	2,608.50	242.34	

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

Adam Fenney

T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Charlie Williams

T: 01483 300 176
M: 07456 899972
E: charlie@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated