

PLESTOR HOUSE

Farnham Road, Liss, Hampshire GU33 6JQ



**Peter Leete
and Partners**

ESTATE + AGENTS

Plestor House, Farnham Road, Liss, Hampshire GU33 6JQ

Rental Price Guide: £30,000 PER ANNUM

- Approx 2,000 sq ft
- Parking
- Prominent Location with easy access A3 and train station
- Offices - Potential for Alternative 'Class E' Uses
- Gas Fired Central Heating
- Vacant Possession

SITUATION

The property is Grade II listed and is situated within a Conservation Area within the village of Liss, itself within the South Downs National Park. The Main Line Railway Station offers frequent trains to Waterloo in about 1 hour 15 minutes and also to Portsmouth on the South Coast. The village affords a good range of local shopping facilities to include a Tesco's local shop, pubs and café/restaurants. Liss is ideally situated in terms of road communications being just off the main A3 London to Portsmouth trunk road. The 2 main London airports of Heathrow and Gatwick are approximately 44 miles and 55 miles distant, respectively. Guildford 23 miles, Petersfield 5 miles, Portsmouth 23 miles. Liss offers plenty of access to the countryside to include the adjacent South Downs National Park.

DESCRIPTION

Plestor House comprises an attractive period property comprising a self-contained building with some on-site parking facilities and on street parking fronting the building, offering approximately 2,000 sq ft (net useable) on ground and first floors in a highly prominent location just off the main A3 Ham Barn roundabout and visible from the main road leading into the village.

The building offers a desirable location for businesses and is currently fitted out for offices. There is potential for sub division of the property and or a range of alternative commercial uses to include retail, restaurant, health, community etc, subject to consents and permitted development rights.

TENURE RENT: £30,000 per annum on full repairing and insuring terms (exclusive of VAT). Lease Term to be agreed.

RATES: Will require re-assessment.

AVAILABILITY: Immediate vacant possession.

SPECIAL NOTE: All room sizes and measurements are for guidance only and should not be relied upon. We have not carried out a detailed survey and none of the appliances/services have been tested. Accordingly it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status. The description, including floor plan and photographs of the property are intended to be a guide only rather than a detailed and accurate report.

VIEWING: Strictly by appointment through Peter Leete and Partners





**Peter Leete
and Partners**

ESTATE + AGENTS

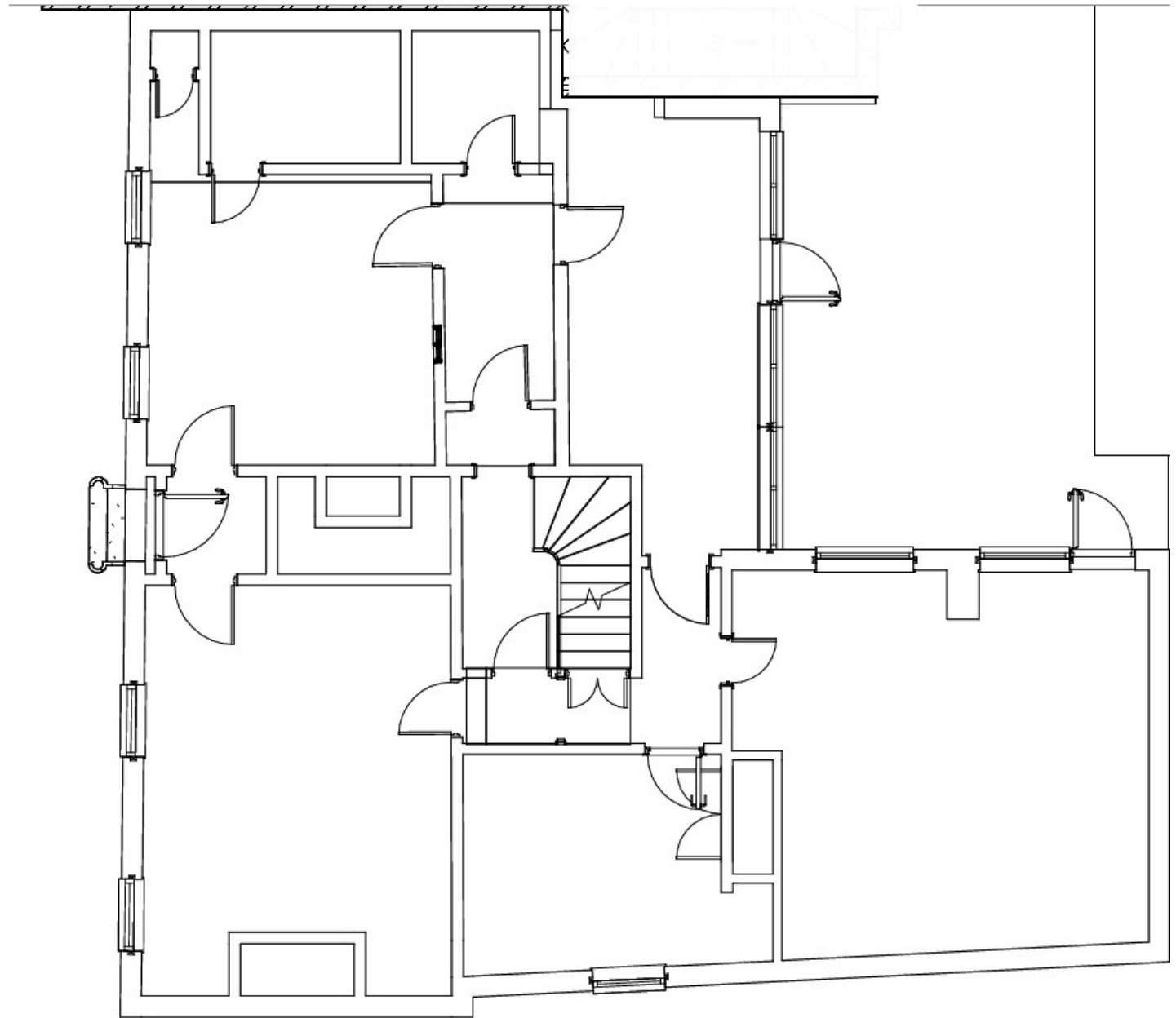
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

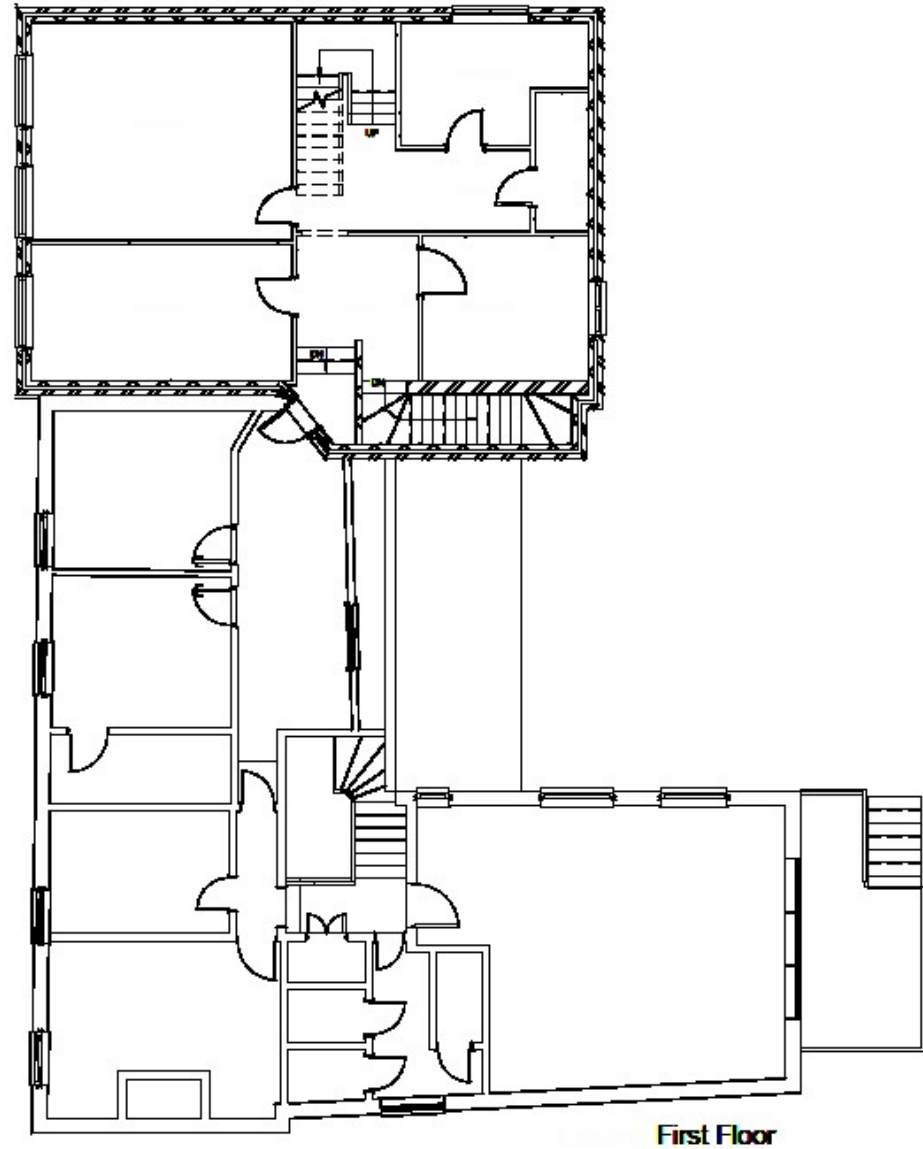
P796



Existing Ground Floor

Plestor House

Farnham Road, Liss GU33 6JQ



**Peter Leete
and Partners**

ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk