

ONLY ONE RETAIL SHOP AVAILABLE



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Remaining Retail Shop with Parking On-Site
826 sq. ft (76.82 sq. m)

44 Station Road, Liss, GU33 7AA

KEY POINTS

- Close to mainline station
- 1 car spaces on site
- Public parking close by
- Prominent location

LOCATION

Located in a prime Liss trading position on Station Road leading to the A3 roundabout. Nearby retailers include Tesco Express, Boots and local established retailers. The property also benefits from being positioned about 100 yards from the main car park to the rear of Tesco. Liss is thriving village with a mainline station to London Waterloo & Portsmouth.

DESCRIPTION

The retail unit provide open plan space suitable for a variety of businesses. There is a rear kitchen staff room and toilet. There is 1 car space with the shop. The property is currently being refurbished but available for viewings.

ACCOMMODATION

No 44 provides a total of 826 sq ft useable area includes storeroom of 298 sq ft.

No 46a is now let.

TERMS & RENT

The shop is available on a new lease at a rent of £12,500 per annum with terms to be agreed.

RATES

44- Rateable Value - £6,800

EPC

To be provided after refurbishment.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



44 Station Road Liss



Internal 44 Station Road Liss

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.

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