



## 45 Station Road, Liss, GU33 7DP

Ground Floor Commercial Unit

### Summary

Tenure	To Let / For Sale
Available Size	585.77 sq ft / 54.42 sq m
Rent	£12,000 per annum
Price	Offers in excess of £100,000
Business Rates	To be assessed
EPC Rating	Upon enquiry

### Key Points

- Refurbished Unit
- Ready for Tenant Fit Out
- Village Location

## Description

The property comprises a two storey character building which is currently being refurbished.

The ground floor will provide a self contained retail / office space to the front ready for a tenant's fit out.

## Location

The property is situated on the south side of Station Road in the centre of Liss, a short walk from the mainline railway station. Liss is a popular and sought after location where there is a range of retailers and restaurants.

There is easy access to the A3, which connects to the M25 and M27 with the national motorway network beyond. The mainline train station provides a fast and regular service to Portsmouth and London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit	585.77	54.42	Available
<b>Total</b>	<b>585.77</b>	<b>54.42</b>	

## Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £12,000 per annum or alternative will be available for sale with offers in excess of £100,000.

## Business Rates

The unit will need to be assessed once refurbishment is complete.

You are advised to make your own enquiries to the local authority in this regard before making a commitment to lease or purchase.

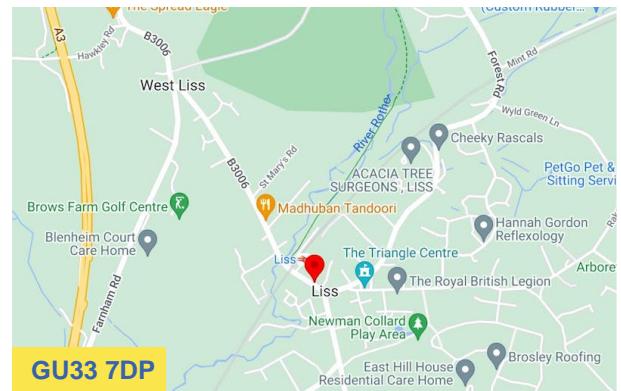
## Other Costs

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

VAT - Unless otherwise stated all rents and prices are exclusive of VAT.

## Video

- 46 Station Road Liss Video - <https://vimeo.com/953493001>



## Viewing & Further Information

Stuart Mitchell

023 9237 7800

[stuart@hi-m.co.uk](mailto:stuart@hi-m.co.uk)

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