



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## **FREEHOLD INVESTMENT FOR SALE**

***MIXED USE OFFICE, RETAIL & RESIDENTIAL  
WITH SOME CONVERSION POTENTIAL***



**ANGEL BUILDINGS  
WEST STREET  
HASLEMERE  
GU27 2AG**

Whilst these particulars are believed to be correct they do not form part of any contract.  
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

<b>LOCATION:</b>	<p>Haslemere is an affluent Surrey market town located close to the borders with Hampshire and Sussex</p> <p>The centre offers a comprehensive range of shopping, social and recreation facilities along with a mainline station on the Portsmouth to Waterloo line.</p> <p>There is easy access to the A3 in turn connecting with the national motorway network to the north at the M25 and south at the M27. Heathrow, Gatwick and Southampton airports are all within one hours drive.</p> <p>The property is located in the heart of the town centre with nearby retailers including WH Smith, Boots, Costa Coffee, Space NK and Fat Face.</p>
<b>DESCRIPTION:</b>	<p>The property comprises a three storey attached building of traditional construction with rendered, brick and tile elevations under a pitched clay tile covered roof.</p> <p>Currently the accommodation comprises Offices on First and Second Floors with three Shops on West Street and one from High Street along with a First Floor Flat to the rear of West Street.</p>
<b>DEMISES:</b>	See Not to Scale Illustrative Floor Plans below
<b>TENURE:</b>	Freehold, subject to current tenancies noted below.
<b>TENANCIES:</b>	<p>The Commercial Premises are currently fully occupied on the following basis:</p> <p>First &amp; Second Floor Offices let by two Leases to Burley Geach Solicitors who are in the process of renewing for a Term of ten years at the combined rent of £32,500 per annum with upward only reviews at the end of year five. There is a Lessee only break in each Lease at the end of the sixth year.</p> <p>35A High Street let to Seymours Estate Agents (Godalming) Ltd on Lease for a Term expiring 31 July 2027 at current rent of £15,000 per annum exclusive.</p> <p>2 West Street/35 High Street let to Aga Rangemaster Ltd. Three year Term from 12 November 2024 at £25,000 per annum exclusive. Lessee only Break Option at end of eighteenth month.</p> <p>4/6 West Street let to Inge Dunbar Ltd on Lease for a Term of ten years from 31 October 2024 at £24,000 per annum exclusive rising to £28,000 per annum exclusive from 1 November 2025, then £32,000 per annum exclusive from 1 November 2026. Then upward only review 30 October 2029. Lessee only Break Option at end of fifth year.</p> <p>8/10 West Street let to Haslemere Retail Ltd by Lease for a period of five years at £23,500 per annum exclusive from 12 October 2024. Lessee only Break Option at the end of third year.</p> <p>The Flat, First Floor 8/10 West Street let on Assured Shorthold Tenancy available with vacant possession. Estimated Rent £15,000 per annum exclusive.</p>

**PRICE:**

Offers are sought in excess of £1.5M Freehold.  
**The property is not elected for VAT**

**RATES:**

Offices First & Second Floors Rateable Value £24,500  
Retail 35A High Street Rateable Value £12,500  
Retail 2 West Street/35 High Street Rateable Value £17,500  
Retail 4/6 West Street Rateable Value £21,750  
Retail 8/10 West Street Rateable Value £14,250

Rates payable at 49.9p in the £ (2025/2026)

The Flat 8/10 West Street Council Tax Band C

**EPC:**

First & Second Floor Offices	D 77
35A High Street	D 85
2 West Street/35 High Street	C 63
4/6 West Street	B 43
8/10 West Street	C 55
The Flat 8/10 West Street	D 62

**VIEWING:**

By appointment through sole agents **Park Steele 01252 717979**



**[WWW.PARKSTEELE.COM](http://WWW.PARKSTEELE.COM)**





35A High Street, Haslemere



2 West Street & 35 High Street, Haslemere  
(with Offices above)

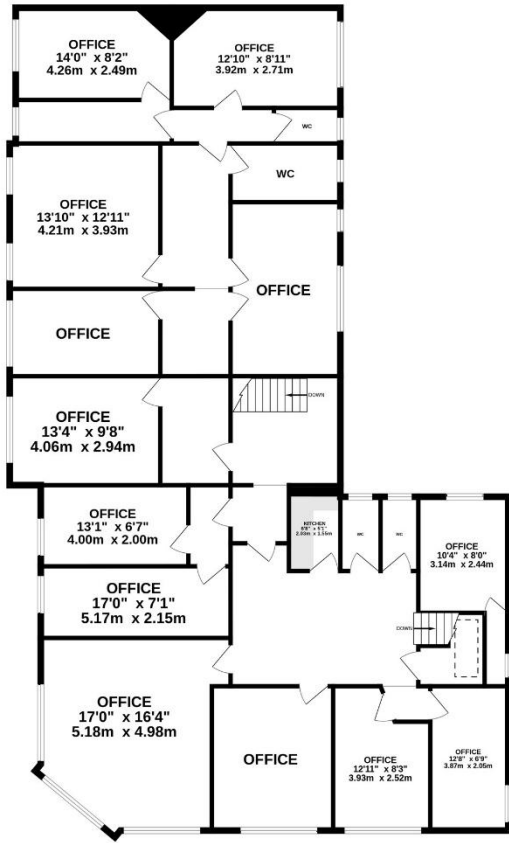


4-6 West Street, Haslemere

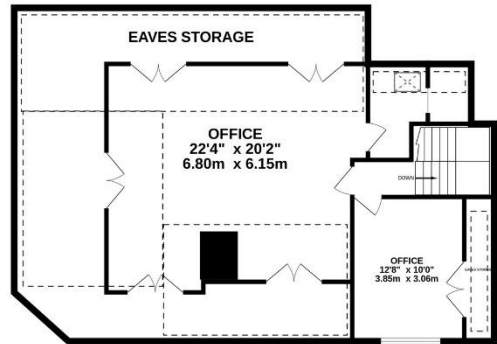


8-10 West Street, Haslemere  
(The Flat 8/10 West Street above)

First and Second Floor Offices, 2 West Street, Haslemere



1ST FLOOR (SOLICITORS)  
2479 sq.ft. (230.3 sq.m.) approx.



2ND FLOOR (SOLICITORS)  
633 sq.ft. (58.8 sq.m.) approx.



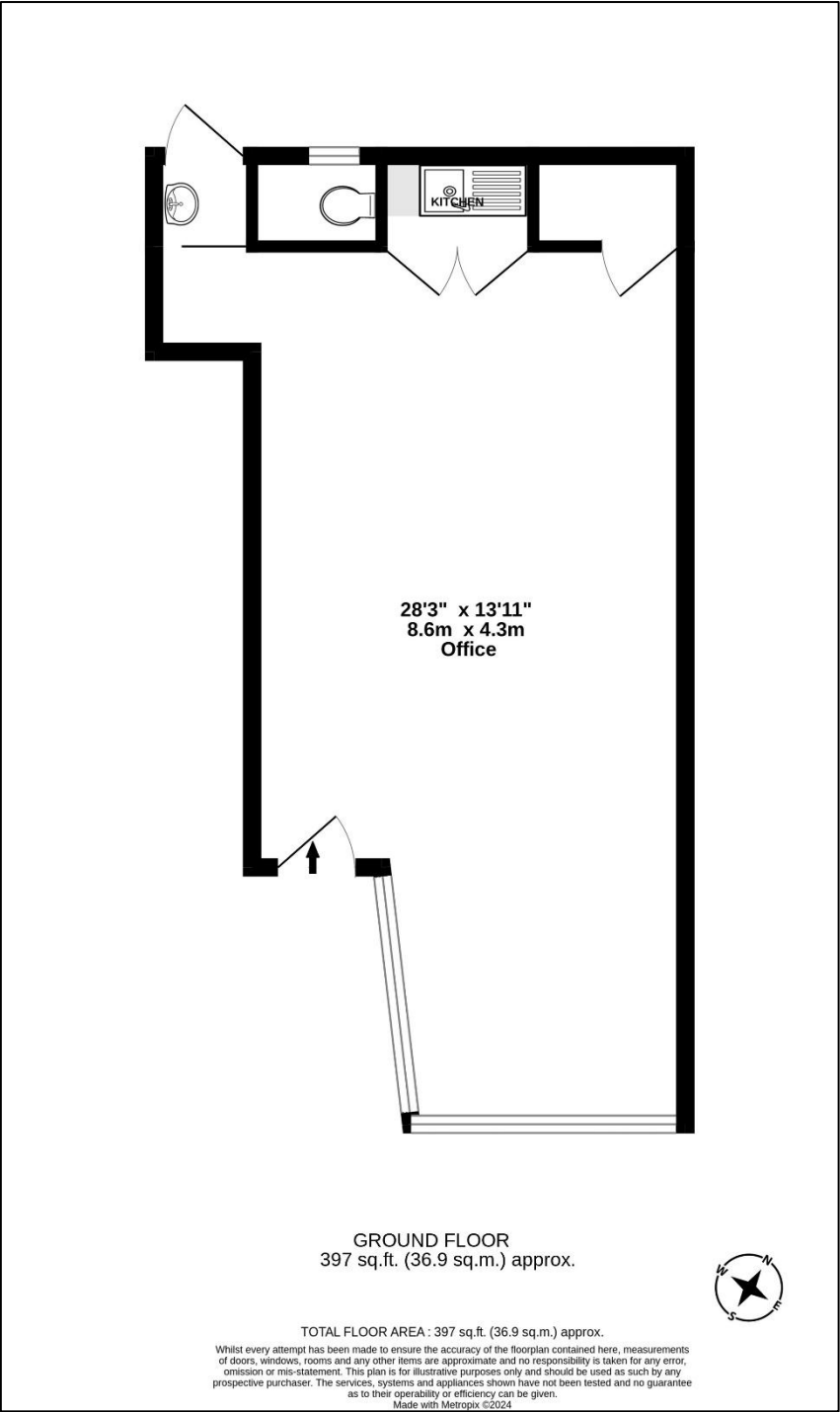
GROUND FLOOR  
33 sq.ft. (3.1 sq.m.) approx.



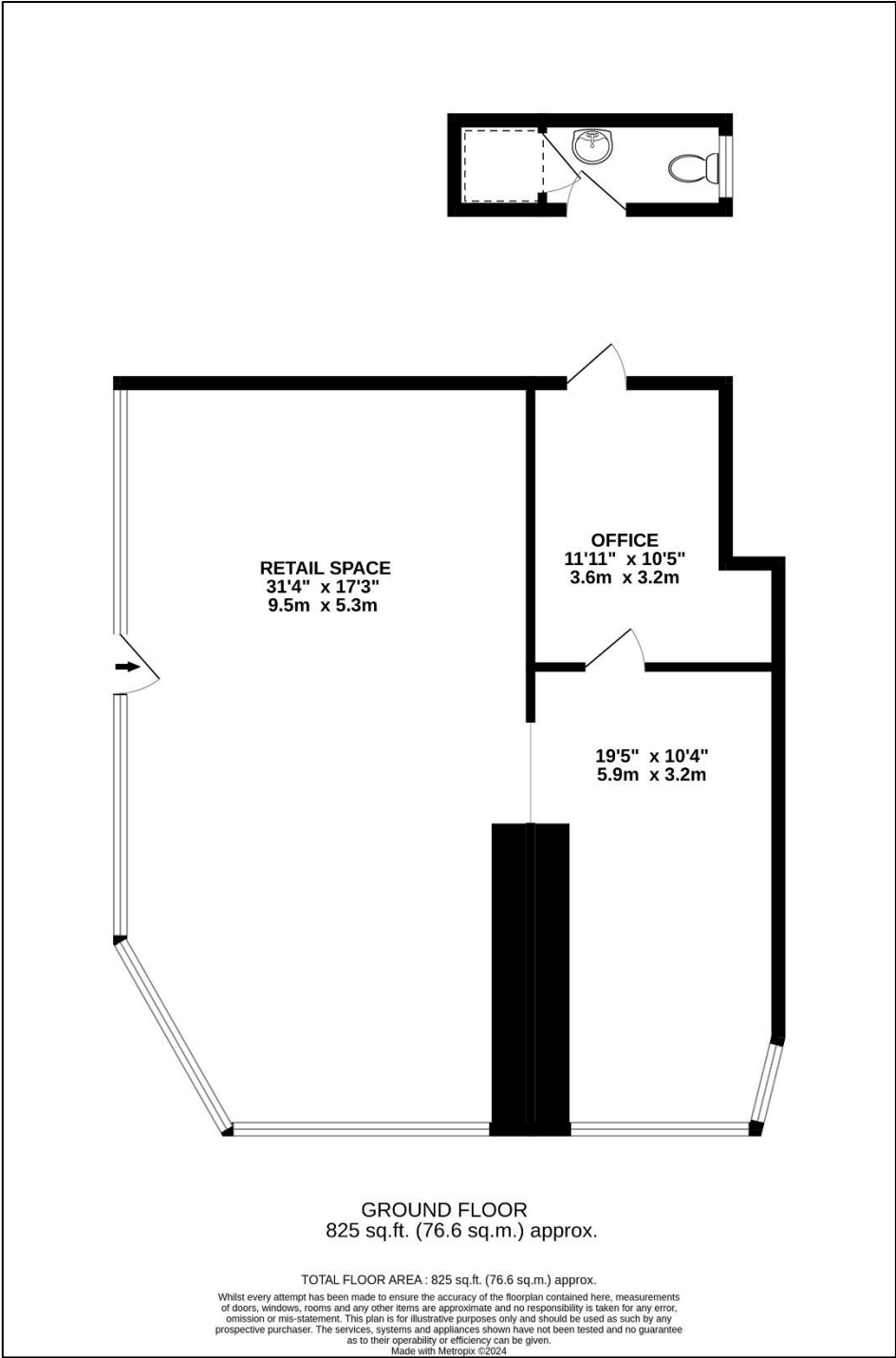
TOTAL FLOOR AREA : 3145 sq.ft. (292.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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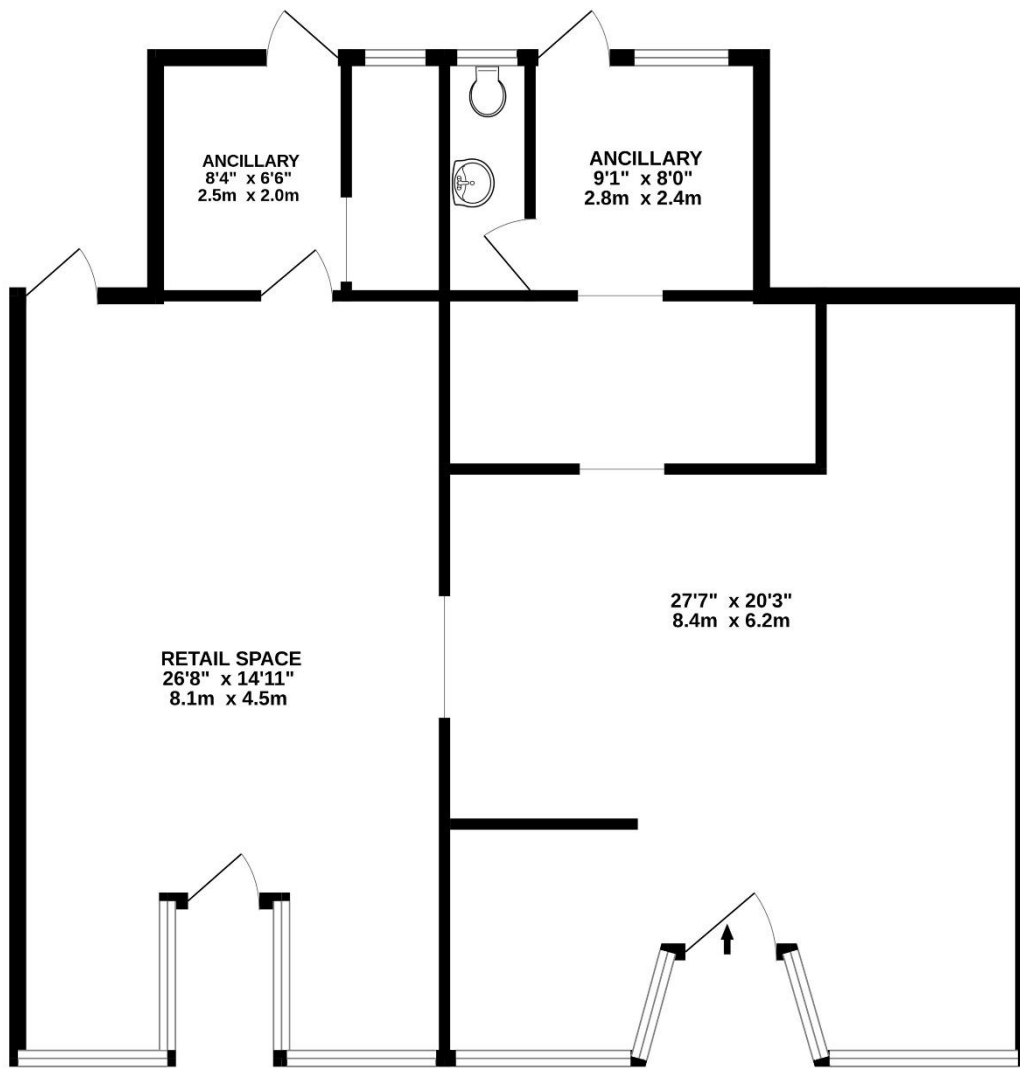
35A High Street, Haslemere



2 West Street & 35 High Street, Haslemere



4/6 West Street, Haslemere



**GROUND FLOOR**  
1158 sq.ft. (107.6 sq.m.) approx.

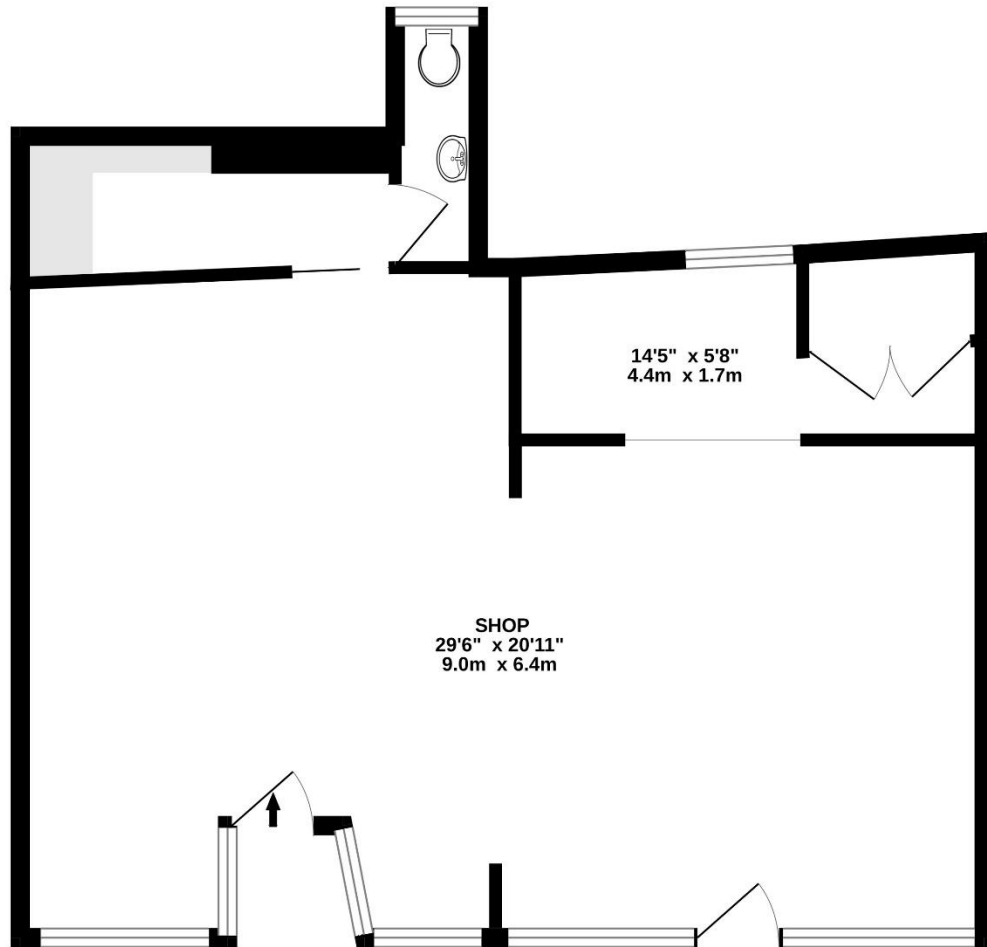
TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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8/10 West Street, Haslemere



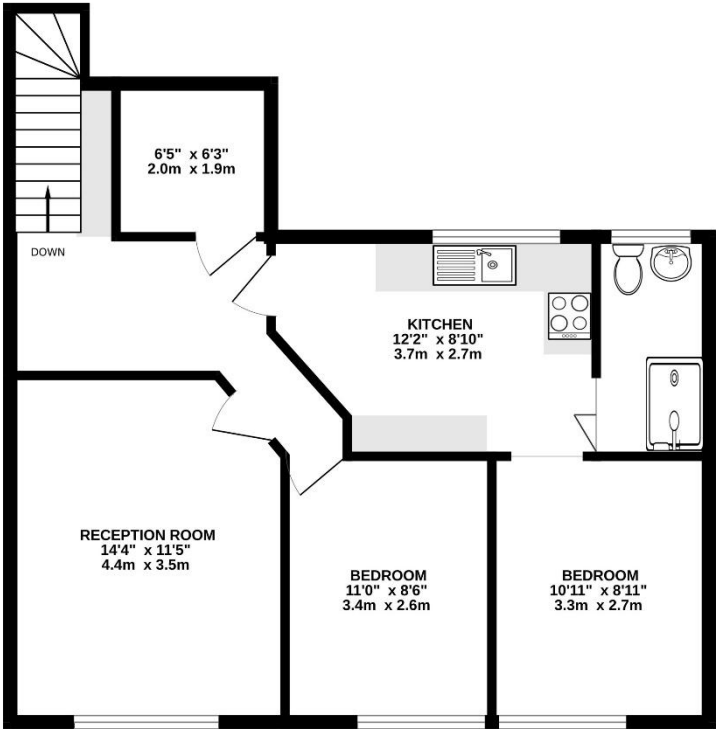
GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



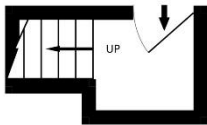
TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

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The Flat, 8/10 West Street, Haslemere



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



GROUND FLOOR  
29 sq.ft. (2.7 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

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Angel Buildings, Haslemere GU27 2AG  
(Please do not scale)



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