

**PROPERTY DETAILS**

**CLASS E BUILDING  
TO LET**

<b>Location:</b>	<b>BORDON / HAMPSHIRE</b>
<b>Property:</b>	<b>22 Chalet Hill, GU35 0TQ</b>
<b>Size:</b>	<b>2,499 Sq Ft (232.2 Sq M)</b>



- **Prominent Position**
- **Nearby to Regenerative Initiatives**
- **Rear Parking**
- **Ample Ancillary Areas**

**CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS**

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

Bordon has seen significant regeneration. The property is nearby to the initiatives including a new leisure centre, and the Shed, a vibrant space where shopping is social and produce is local.

- Surrey / Hampshire borders
- Eco town development status
- Town centre location
- A3: 5 Minutes
- A31: 15 minutes
- Farnham 8 miles
- Guildford 23 Miles
- Petersfield 11 Miles

## Description

End of terrace traditional construction office / retail unit across basement, ground and first floor levels. Suitable for a variety of uses including those under Class E. Prominently situated on Chalet Hill with 2 parking bays. Potential for ancillary residential accommodation for a suitable occupier.

## Floor Areas

The property has been measured in accordance with RICS code of measuring practice, 6<sup>th</sup> edition and has a net internal floor area totalling 2,499 sq ft .

	<i>Sq M</i>	<i>Sq Ft</i>
Ground Floor Shop	61.33	660
Ground Floor Ancillary	40.24	433
First Floor	51.91	559
Loft Store	18.47	199
Cellar	60.24	648

## Rent

£20,000 pa excl.

## Outgoings

All utilities and building insurance are the responsibility of the tenant.

## Lease

A new lease is available on terms to be agreed.

## Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £18,976

UBR (2020/2021) is 0.499.

Normal rates payments = RV x UBR.

## Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

[ot@traynorryan.co.uk](mailto:ot@traynorryan.co.uk)

## Costs

All legal costs to be borne by the ingoing tenant.



**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 06/22