

PROPERTY DETAILS

**OFFICE / D1 / CLASS E
TO LET**

Location:	LIPHOOK / HAMPSHIRE
Property:	1B Newtown Road GU30 7DT
Size:	273 Sq Ft (25.38 Sq M)



- **Self-Contained Unit**
- **Parking**
- **Roadside Prominence**
- **Proximity to Train Station and Shops**
- **Modern LED Lighting**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

A3 Trunk Road: 1.2 miles

Liphook Mainline Train Station: 80 yards

Description

End of terrace self-contained first floor suite, partitioned into two workspaces with a circulation/storage area, kitchenette and WC. Access is directly from the pavement. The property has recently benefitted from an upgrade to lighting. Just across the road from Liphook train station, the property would suit a small office business or D1 user.

1 car parking bay included.

Floor Areas

The property has been measured in accordance with RICS Property Measurement 2nd edition Professional Statement and has an IPMS 3 area totalling 273 sq ft (25.38 sq m).

Rent

£6,550 per annum excl.

Outgoings

All utilities are the responsibility of the tenant.

Lease

A new lease is available on the following terms:

- Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.
- Full repairing and Insuring (FRI).
- 3 months' rent as security deposit (subject to tenant status).

Remaining terms to be agreed.

Business Rates

No business rates are payable by small businesses.

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

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Costs

All legal costs to be borne by the ingoing tenant.



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