

CLASS E + PARKING
TO LET

TRAYNOR RYAN

FLEXIBLE LEASE



273 Sq Ft (25.38 Sq M)

LIPHOOK / HAMPSHIRE

1B Newtown Road GU30 7DT

- Private Self-Contained Premises
- Private Parking
- Roadside Prominence & Signage Opportunities
- Proximity to Train Station and Shops
- Modern LED Lighting



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

01252 794144

info@traynorryan.co.uk

LOCATION

Opposite Liphook train station in the heart of the village amongst a variety of local businesses, shops, restaurants and services. The property would suit range of Class E users including small office, barber, beauty salon or nail bar style, or other D1 type users.

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 (capable of open plan arrangement), kitchenette and WC. Access is directly from the pavement.

The property has recently benefitted from an upgrade to lighting.

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

£483.33 per month excl.

(£5,800 per annum excl. – rent payable quarterly in advance).

OUTGOINGS

All utilities are the responsibility of the tenant.

BUSINESS RATES

No business rates are payable by small businesses.



COSTS

Each party to bear their own costs.

LEASE

A new **flexible lease** is available on the following terms:

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

Remaining terms to be agreed.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

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