

PROPERTY DETAILS

**CLASS E + PARKING
TO LET**

Location: LIPHOOK / HAMPSHIRE

Property: 1B Newtown Road GU30 7DT

Size: 273 Sq Ft (25.38 Sq M)



- **Private Self-Contained Premises**
- **Private Parking**
- **Roadside Prominence & Signage Opportunities**
- **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

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

£520 per calendar month excl.

Outgoings

All utilities are the responsibility of the tenant.

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.

Business Rates

No business rates are payable by small businesses.

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Costs

Each party to bear their own costs.



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