

**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](http://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 2<sup>nd</sup> 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

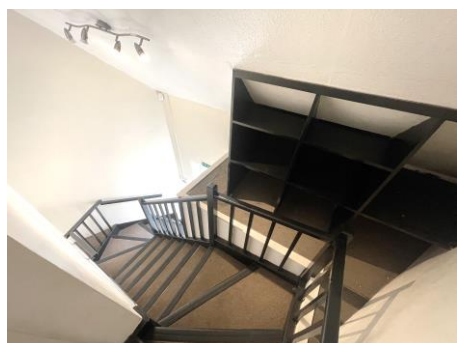
Strictly by appointment through sole agents Contact Oscar Traynor.

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## 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:** D92. **Published:** 08/2024