



Beacon Hill
Nursery School

Beacon Hill URC Church

Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Class 'E' Retail and Office
2,608.5 sq. ft. (242.3 sq. m)

1-2 Beacon Hill and 1 Bankside, Beacon Hill, Hindhead, GU26 6NR

Ground Floor

Approx. 240.1 sq. metres (2584.7 sq. feet)



LOCATION

The premises is located on the North side of the A287 on the corner of Beacon Hill Road. The closest larger towns are Farnham, Haslemere, Petersfield and Guildford, with access to the A3 (Portsmouth to London) to the south of Beacon Hill giving onwards travel via the M25 to the national road network. Nearby occupiers included Dominos, Scoops, Headmasters, Beacon Hill Garage and Beacon Hill Primary School providing a lively parade with regular footfall. The closest rail links are from Haslemere which has regular services between London Waterloo and Portsmouth Harbour.

DESCRIPTION

1 Bankside is a brick built single storey construction with a flat roof and traditional office frontage to the A287. The retail space extends the length of the building to the rear wall and can be completely open although currently it is split using partition walls.

1-2 Beacon Hill is a brick built single storey construction with a flat roof and single glazed wooden shop fronts. The retail space is split between two units, a larger unit extending the length of the building on the right-hand side and a smaller unit half the depth of the building on the right-hand side.

There is no parking associated with the building, but a free carpark located a few hundred meters from the premises.

ACCOMMODATION

The site comprises two Freeholds as below:

| | Sq M | Sq Ft |
|----------------------|--------------|----------------|
| 1-2 Beacon Hill Road | 170.7 | 1,837.2 |
| 1 Bankside | 71.6 | 771.3 |
| Total | 242.3 | 2,608.5 |

PRICE

£425,000 (+VAT)

RATES

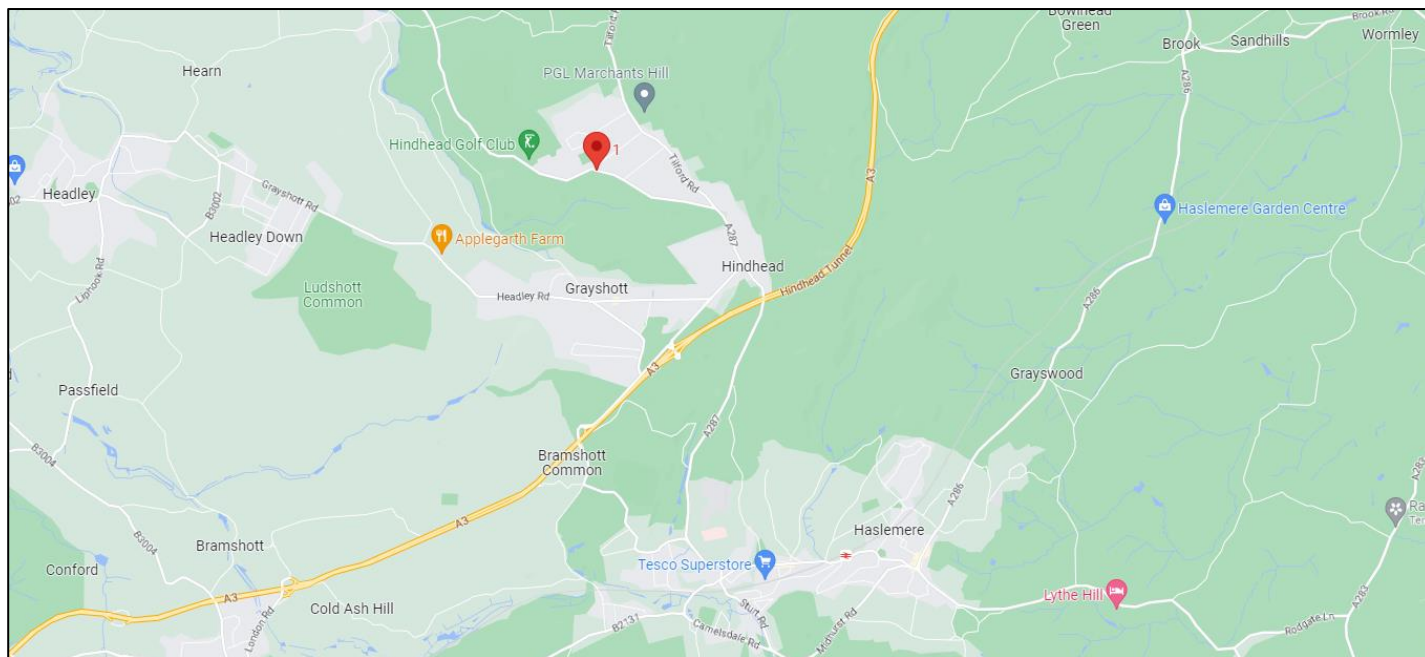
- 1 Bankside – Rateable Value £9,400 (23/24)
- 1 Beacon Hill – Rateable Value £9,300 (23/24)
- 2 Beacon Hill – Rateable Value £8,300 (23/24)

EPC

- 1 Bankside – E - 112
- 1 Beacon Hill – C – 67
- 2 Beacon Hill – To Be Assessed

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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