



## SITUATION

Occupying a prominent position on the corner with New Road, close to Camelsdale Recreation Ground and within 2 miles of Haslemere Town Centre.

Haslemere is an attractive and affluent commuter town located approximately 12 miles south-west of Guildford, enjoying excellent road connections via the A3 and rail connections from Haslemere Station to London Waterloo.

## PROPERTY

A corner building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property includes an additional **Commercial Unit** and a **Private Parking Area**.

VAT is **NOT** applicable to this Lot

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 126 (Ground Floor Shop)	Gross Window Frontage 12'3" Return Window Frontage 17'4" Internal Width 26'2" Shop Depth 23'2" Built Depth 27'5" WC	<b>P. &amp; D. E. Hind t/a Camelsdale Tea Room</b>	10 years from 19th February 2021	£10,000	Effectively FRI <b>Rent Review &amp; Tenant's Break Feb 2026</b>
Flat 1 (First Floor Flat)	Not inspected – believed to be 2 Bedrooms, Living/Dining Room, Kitchen, Bathroom, Sep. WC.	<b>Individual</b>	99 years from 24th June 1982	£75	Effectively FRI <b>Valuable Reversion in approx. 59 years.</b>
Flat 2 (Second Floor Flat)	Not inspected – believed to be 2 Bedrooms, Living/Dining Room, Kitchen, Bathroom/WC.	<b>Individual</b>	99 years from 24th June 1982	£75	Effectively FRI <b>Valuable Reversion in approx. 59 years.</b>
No. 126a (Ground Floor Commercial Unit)	Area Approx. 933 sq ft	<b>Individual(s)</b>	99 years from 24th June 1982	£1	Effectively FRI <b>Valuable Reversion in approx. 59 years.</b>
				<b>Total: £10,151</b>	

**£10,151 per annum  
plus 3 Valuable Reversions**

### Vendor's Solicitors

Harold Benjamin  
Tel: 020 8422 5678 Ref: Ray Oshry  
Email: ray.oshry@haroldbenjamin.com

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

