

Liphook

**32 Station Road
Hampshire
GU30 7DR**

- **Freehold Shop with First Floor Offices**
- Located within an established local parade
- Situated near Liphook Station
- Redevelopment potential subject to all necessary consents

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Liphook is located approximately 9 miles north-east of Petersfield, 16 miles south-west of Guildford and 4 miles south-west of Haslemere. Liphook Rail Station provides a direct rail service to Guildford and London Waterloo, with a fastest journey time to the latter being 1 hour 5 minutes.

The property is situated on the northern side of Station Road at the junction with Newtown Road, near Liphook Rail Station.

Occupiers close by include Cancer Research UK as well as a variety of local retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with modern offices above.

The offices benefit from separate access to the rear as well as internal access from the ground floor.

Part of the ground floor extends under the adjacent building.

The property provides the following GIA (supplied by Vendor, plans available):

Ground Floor Shop	125.70 sq m	(1,353 sq ft)
First Floor Office	100.90 sq m	(1,086 sq ft)
Total	226.60 sq m	(2,439 sq ft)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

There will be one viewing on Thursday 14th March. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter

Lot 127 Liphook.

Energy Performance Certificate

For EPC Rating please see website.

