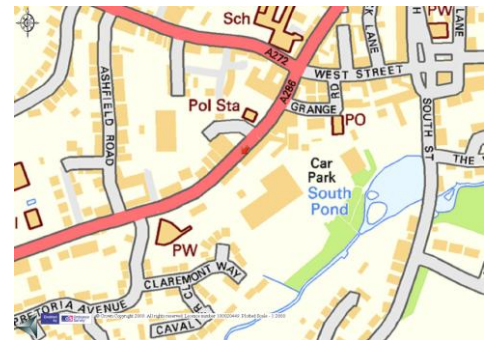


PROPERTY DETAILS

OFFICE + PARKING
TO LET

Location:	MIDHURST, SUSSEX
Property:	Hatton House, Bepton Road, GU29 9LZ
Size:	1,566 Sq Ft (145.5 Sq M)

Awaiting Picture



Key Features

- Self contained period office
- Prominent position
- Central heating
- Staff car parking
- Incentives available

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

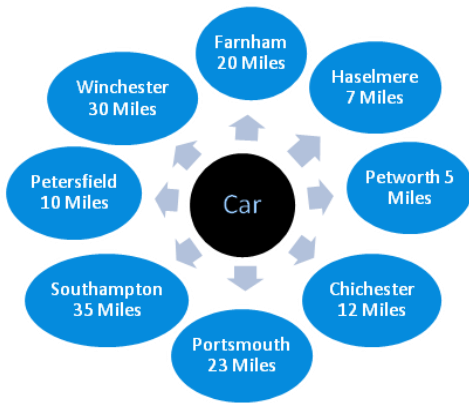
Ryjas House
Upper Bourne Lane
Farnham
Surrey GU10 4RG

T. 01252 794144
F. 01252 794166

E. info@traynorryan.com
www.traynorryan.com



Location



- A 286 Midhurst – Chichester Road
- Historic affluent market town
- Prominent location
- Close to town centre
- Traditional market town retail facilities
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

Description

Traditional period office building entirely self contained with central heating, carpeting and car parking, ideal for a professional business or possible a medical practice.

Floor Areas (Net Internal)

Ground Floor:	647	sq ft	60.1	sq m
First Floor:	636	sq ft	59.1	sq m
Second Floor:	<u>283</u>	sq ft	<u>26.3</u>	sq m
TOTAL	1567	sq ft	145.5	sq m

Car Parking

The property has ample car parking spaces.

Lease

A new lease is available on flexible terms for a term to be agreed. Flexi leases to be granted outside the security of tenure provisions of the Landlord and Tenant Act

Rent

Rental offers are invited for the property. Incentives are available for occupation.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, cleaning, maintenance and refuse charges etc.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £13,750 The UBR (2008/2009) is 0.468 Normal rates payments = RV x UBR. Exceptions occur due to:

- transitional relief and / or
- small business relief (normally where RV < £10,000)

Rates generally rise annually according to inflation. Contact Chichester for more information.

Costs

All legal costs to be borne by the ingoing tenant.

TRAYNOR RYAN

01252 794144

www.traynorryan.com

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