



Station Road, Liphook Hampshire, GU30

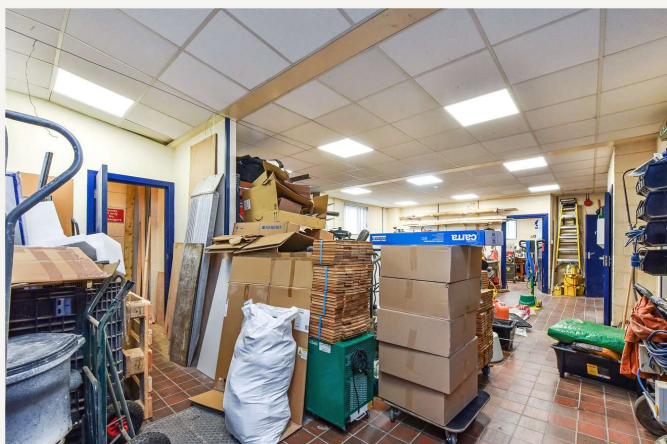
£550,000 *Freehold*



An opportunity to purchase a detached commercial building in the heart of Liphook with off-street parking.

KEY FEATURES

- Detached commercial building
- B1 usage
- Situated in the heart of Liphook
- Off-street parking
- Sold with vacant possession



Petersfield

01730 267274 | petersfield@winkworth.co.uk

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DESCRIPTION

The property is a detached commercial building in the heart of the village. Built in the 1990's with block elevations under a slate roof, the building is steel framed, has three floors and can therefore be adapted should one desire. Because of the structure and layout of the building, it would suit a wide range of buyers and subject to the usual consents, would suit a variety of businesses. The main entrance is to the side of the building where there is a reception area leading to a large workshop, three side rooms and two cloakrooms with WCs. A stairwell rises to the upper floors where there are open-plan offices on both floors. Outside, there are four or five parking spaces to the front of the building. To the rear is a small parcel of land which currently houses a storage shed.

LOCATION

The property is located in the popular village of Liphook to the north-east of Petersfield and south-west of Haslemere. Within the village are a variety of everyday amenities including a Sainsbury's Supermarket. Further amenities can be found in Petersfield to the south-west and Haslemere and Guildford to the north. A train station in the village provides a direct link to London Waterloo in just over an hour.

DIRECTIONS

Travelling south along the A3 from London, take the exit signed to Liphook (B2131) and at the top of the slip road, turn left, continuing to follow signs to Liphook. In the centre of the village and on reaching the first mini-roundabout, take the first exit. After a short distance at the next mini-roundabout, again take the first exit and then almost immediately after at the third mini-roundabout, take the second exit onto Midhurst Road. At the next roundabout with Sainsbury's on your left, take the third exit, continuing along Midhurst Road and at the next roundabout, take the second exit. Take the third turning on the right into Station Road and the property is situated after a short distance on your right.

MATERIAL INFORMATION

Method of Sale : Private Treaty

Tenure: Freehold

Possession: Full vacant possession

Usage: The building has general B1 use although the current owners have got an exemption for B2

Services: Mains gas, electricity, water and drainage

Local Authority: East Hampshire District Council

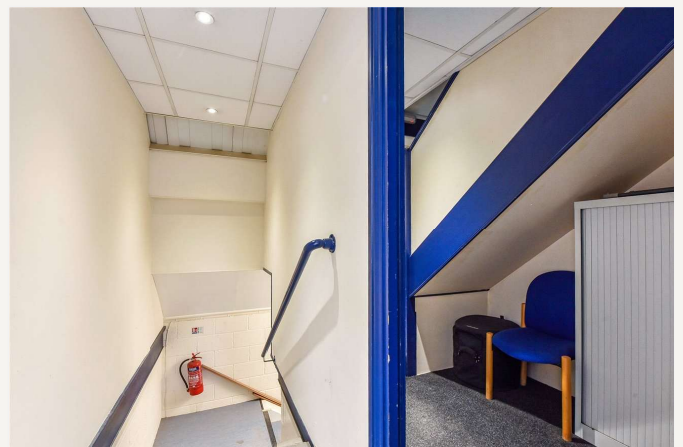
Rights and Easements : None known.

Flooding : To the best of our knowledge, the property has never flooded

Rateable Value: £18,500

Viewings: Strictly by appointment with Winkworth Petersfield

What3Words: ///response.forehand.tweed



Important Notice

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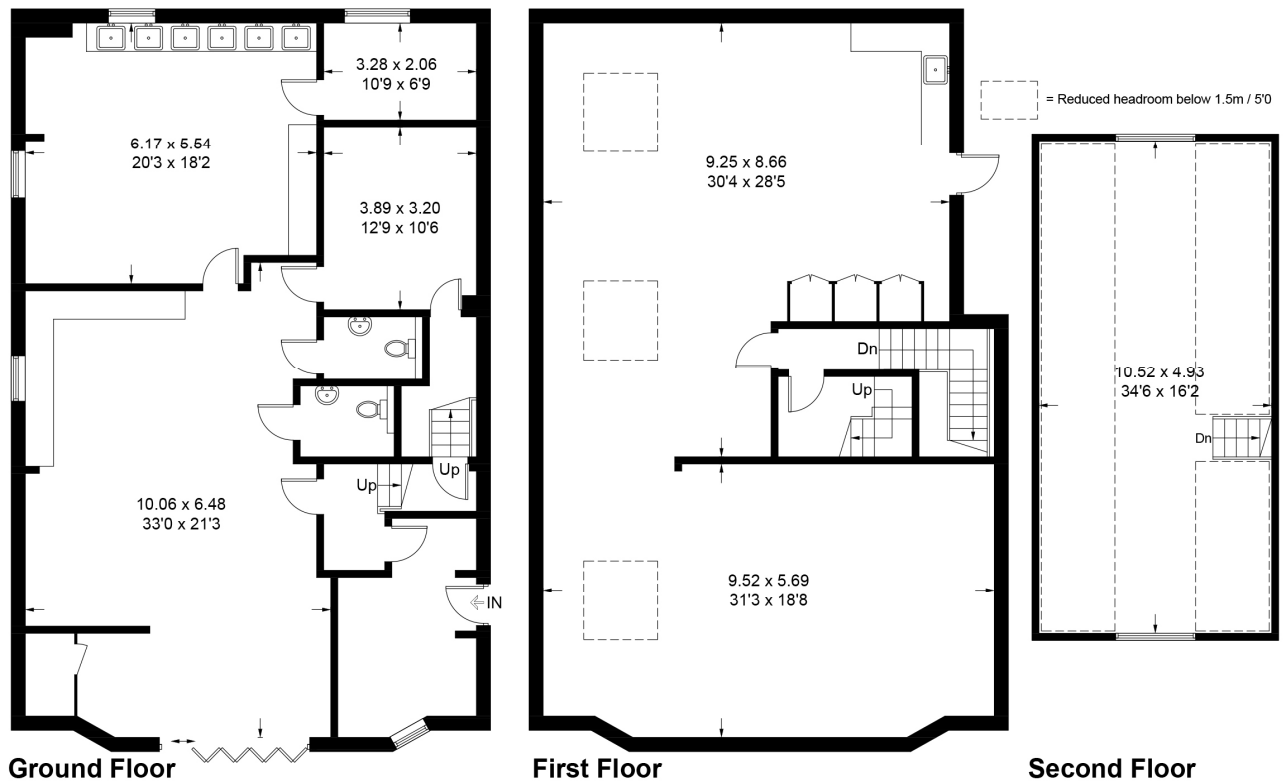
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Approximate Gross Internal Area = 335.7 sq m / 3613 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.

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