

Liphook Service Station,
A3 Northbound,
Liphook,
Hampshire, GU30 7TT



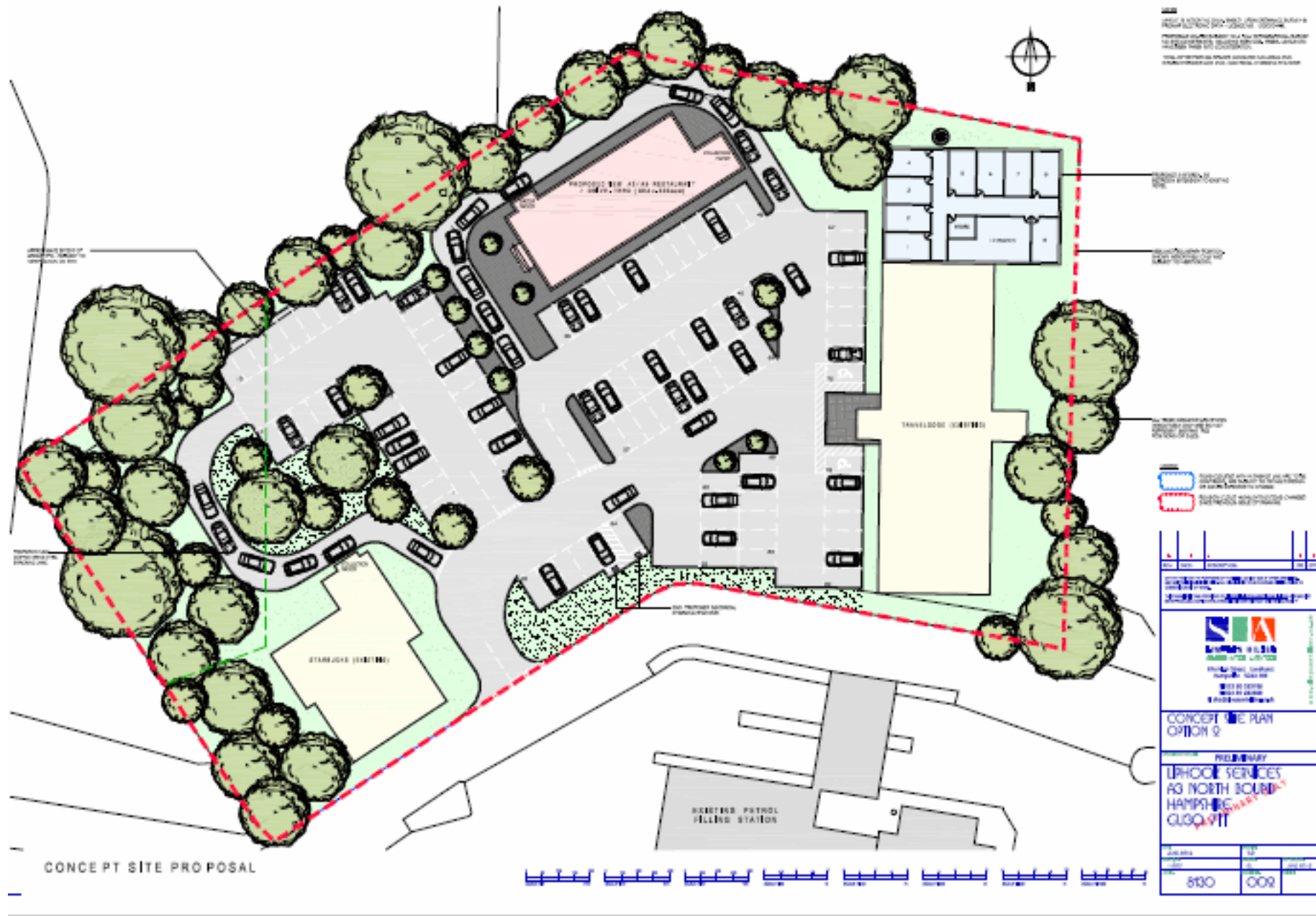
**Prominent Located
Hotel**

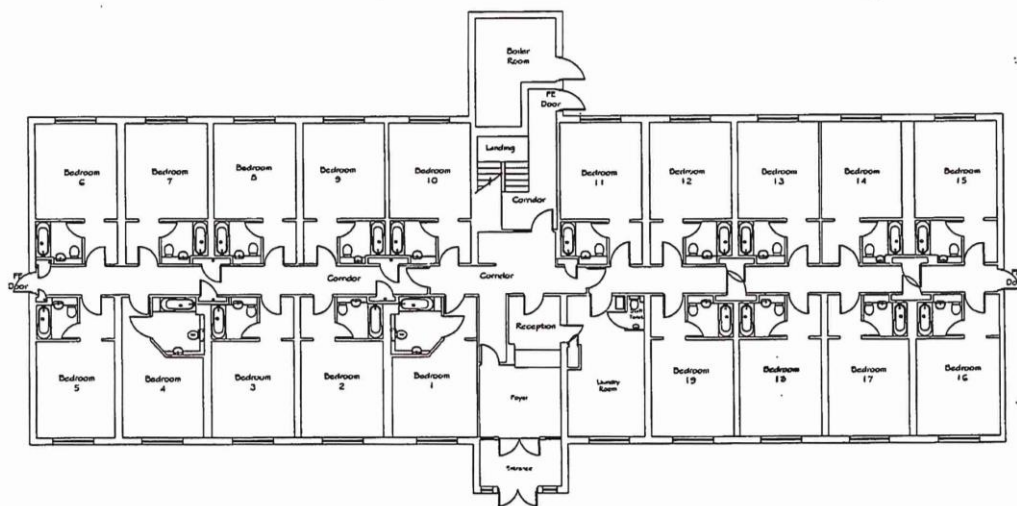
To let (May Sell)
13,251 sq ft (1,231 sq m)
Gross Internal Area



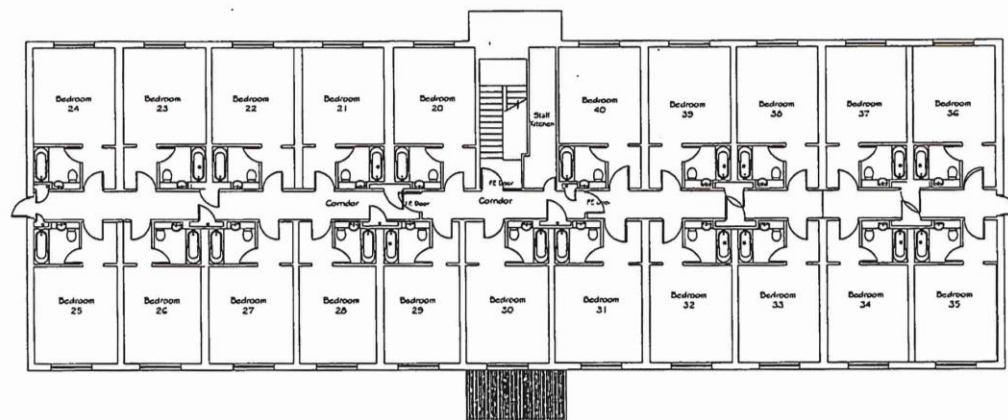
Making commercial sense of property

Prominent Located Hotel To let T: 023 8082 0900 vailwilliams.com





Existing Ground Floor Plan
(Scale 1:125)



Existing First Floor Plan
(Scale 1:125)

Description:

- A detached property of brick built construction.
- Arranged over ground and first floors, beneath a pitched roof.
- The ground floor comprises 20 bedrooms as well as reception, staff/laundry room and plant room to the rear of the property.
- The first floor comprises 20 bedrooms as well as a staff kitchen.
- Between the Hotel and Starbucks opposite there is car parking for 66 cars.
- Adjacent to a Shell Petrol Station
- Average room size of 21.1 sq m (226.8 sq ft)

Key Features:

- Roadside service station
- High passing traffic
- Approximately 2.5 miles from Liphook Town Centre
- 40 bedrooms
- Ample parking
- Potential to extend hotel

Schedule of areas:

Description	ft ²	m ²
Ground floor	6,835	635
First Floor	6,415	596
Total	13,251	1,231

Terms

The premises are available by way of a new full repairing and insuring lease, with terms to be agreed.

Business rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows: -

RV: £51,000

However, we would advise an interested party to confirm the accuracy of this information.

EPC rating

Energy Performance Rating: E-101

Certificate Reference No: 9634-3091-0528-0000-7001

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Service Charge

A service charge is payable – details available upon request



Location



Location:

- Liphook Service Station is located northbound of the A3 and approximately 2.5 miles from Liphook Town Centre.
- Located approximately 28.8 miles north east from Portsmouth and 48.2 miles south west from London, South and north bound of the A3 respectively.

Viewing

Strictly by appointment through the sole agents below.

Contacts

Marcus Chuter

Vail Williams LLP

T: +44 (0)7557 504952

E: mchuter@vailwilliams.com

Peter Spelman

T: +44 (0)7786 960459

E: pspelman@pjsconsultancy.com

Subject to Contract

Date: February 2018

Misrepresentation act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.