

Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Highly affluent Surrey commuter location
- Includes ground floor restaurant with a large frontage and 4 flats
- 1 x 2 bed flat offered vacant (3 let on long leases)
- Prominent position in the heart of Haslemere
- Nearby occupiers include Pizza Express, Waitrose, Boots and Costa Coffee.

Lot

12

Auction

12th February 2026

Rent

£31,200 per Annum Exclusive
Plus vacant 2 bed flat

Sector

High Street Retail, Restaurant,
Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

11 miles south west of Guildford, 38 miles south west of Central London

Roads

A3, A286

Rail

Haslemere Railway Station (50mins to London Waterloo)

Air

London Heathrow Airport, London Gatwick Airport

Situation

Haslemere is a highly affluent village in Waverley, Surrey, popular with commuters benefitting from direct trains to London Waterloo in 50 minutes. The property is prominently situated on the north side of Petworth Road, close to its junction with High Street. Nearby occupiers include Pizza Express, Waitrose, Boots and Costa Coffee.

Tenure

Freehold.

Description

The property comprises a substantial restaurant arranged over the ground and basement floors together with 4 separately accessed flats on the upper two floors. One 2 bedroom top floor flat is offered with vacant possession and the other three are let on long leases.

VAT

VAT is applicable to this lot.

Note

As to the residential flats, the tenants have been served notices pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants have not responded to the notice within the timeframe (or not at all). Therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|--------------------|-------------------------|----------------------------|-----------------------------|-------------------------------|---------------------------|----------------|-------------|
| Ground Basement | Restaurant Ancillary | 150.39 23.11 | (1,618) (248) | INDIVIDUAL t/a Green Olive | 7 years from 28/08/2025 | £31,000 | 28/08/2028 |
| Flat 3 (Second) | 2 bed flat | 74.97 | (807) | VACANT POSSESSION | - | - | - |
| Flat 1A (First) | 1 bed flat | 65.96 | (710) | INDIVIDUAL | 125 years from 16/01/2023 | Peppercom | - |
| Flat 1 (First) | 1 bed flat | 63.91 | (688) | INDIVIDUAL | 120 years from 16/12/2006 | £100 | - |
| Flat 2 (First) | 2 bed flat | 81.93 | (882) | INDIVIDUAL | 120 years from 16/12/2006 | £100 | - |
| Total | | 460.27 | (4,953) | | | £31,200 | |

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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