

Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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.

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	Peppercorn	-
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).

Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 12, 10-12 Petworth Road, Haslemere,

Surrey GU27 2HR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Teacher Stern LLP
37-41 Bedford Row
London
WC1R 4JH

Eytan Weisz
0) 20 7611 2327
e.weisz@teacherstern.com

Gideon Aminoff
+44 (0) 20 7611 2398
g.aminoff@teacherstern.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024