



Investment For Sale

Ground Floor Commercial Space With Basement Plus 2 Bedroom Flat

18 WEST STREET

ALRESFORD, HAMPSHIRE SO24 9AT

Summary

- Investment sale
- Prime Alresford location
- Ground floor and basement commercial space with a rear courtyard
- 2-bedroom flat with outdoor terrace (currently let)
- Grade II listed

Proposal:

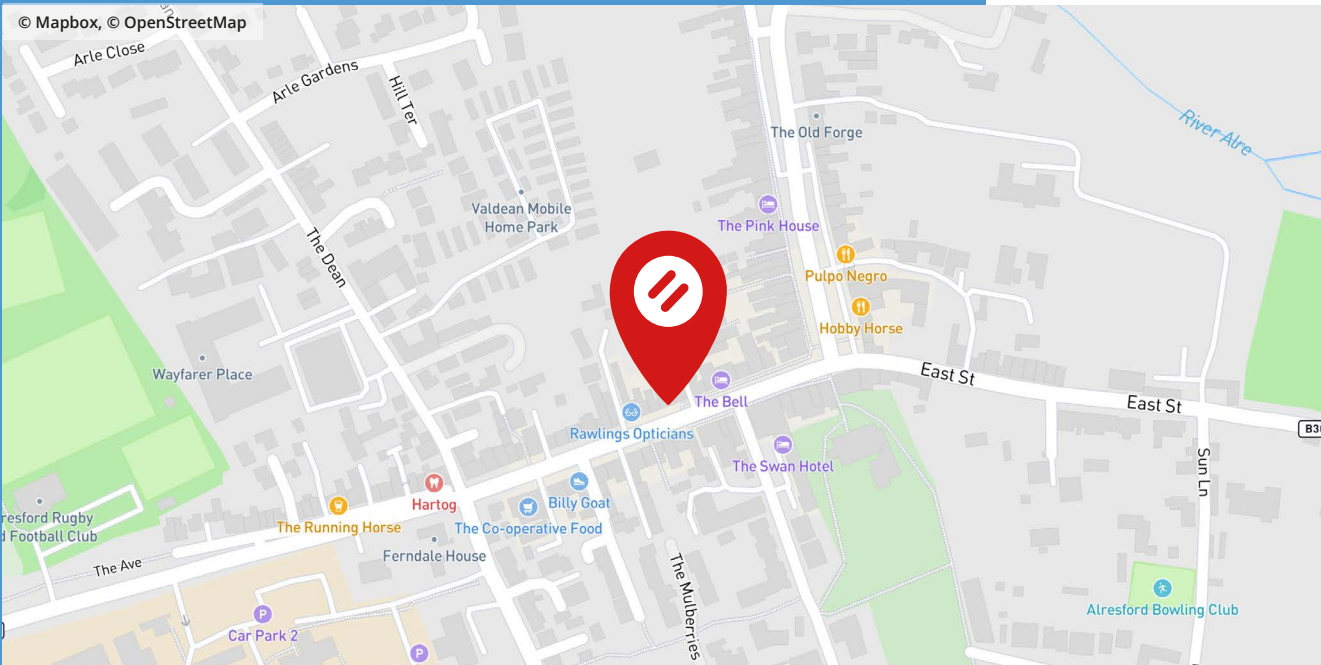
Potential rental income:

£34,200 per annum excl.

Quoting Price:

£435,000





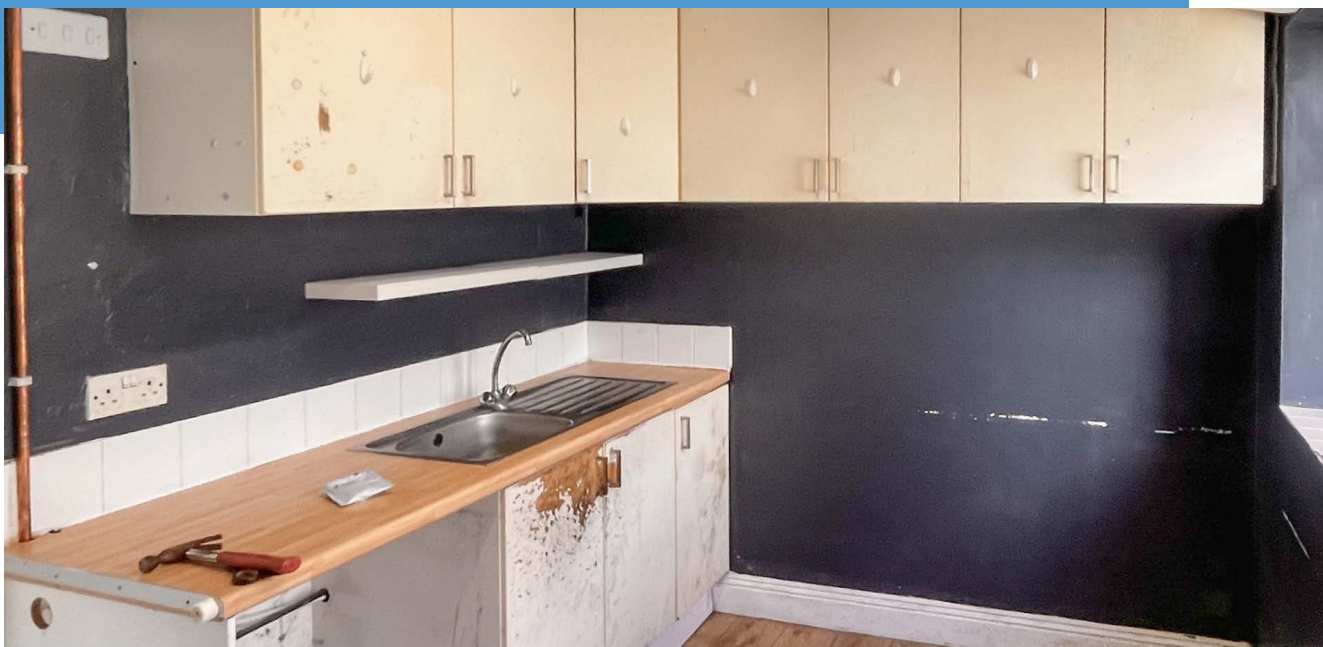
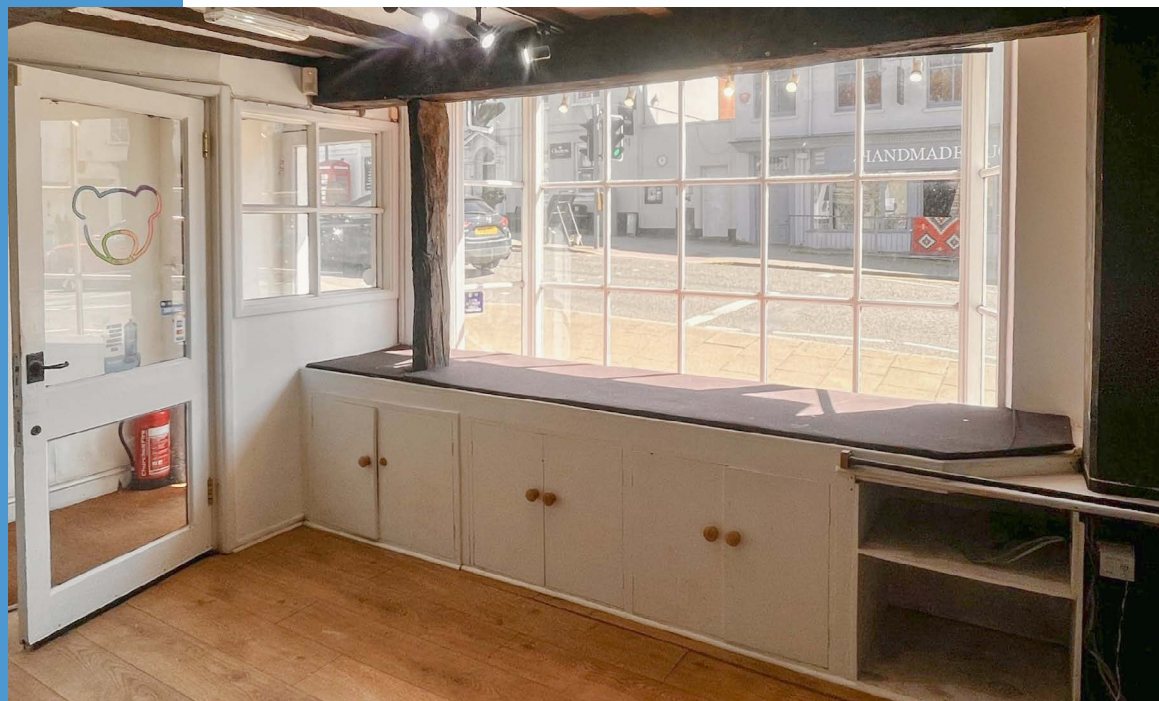
Location

- Situated in the heart of the popular Georgian market town of Alresford
- The property benefits from immediate access to a wide range of local amenities including independent shops, cafés, pubs, restaurants and services
- The River Itchen and Watercress Line are nearby
- Alresford also offers excellent road links via the A31 and is located 7 miles away from Winchester



Description

- This property is a Grade II listed building comprising a Georgian-style frontage and period features
- Large ground floor commercial space which includes a basement
- Outdoor patio area to the rear
- 2-bedroom residential flat located on the first and second floor, currently rented to a private tenant
- Part of the residential accommodation also includes an outdoor terrace currently lined with astro turf and views to the north of Alresford.
- **Potential yearly income of £34,200**



Accommodation

The accommodation with approximate areas are arranged as follows:

Commercial Space

Ground Floor	853 sq ft // 79.27 sq m
Basement	175 sq ft // 16.26 sq m

2 Bedroom Maisonette

1st & 2nd Floors	609 sq ft // 56.6 sq m
------------------	------------------------

Total internal area approx. 1,638 sq ft // 152.13 sq m

Price

£435,000

Rateable Value

£24,000 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

Council Tax

Band B

EPC Ratings

Commercial C - 73
Flat Exempt (BEIS00396517CGHHC)

VAT

The property is not registered for VAT.

Legal Costs

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

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



Viewings

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



Allan Pickering

allan.pickering@goadsby.com // 07956 665669

Thomas Siddall

thomas.siddall@goadsby.com // 07990 788485

Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.