



Cross Road Stores

High Street, Medstead, GU34 5LW

Class E Premises

440 sq ft
(40.88 sq m)

- Range of potential uses
- Open plan accommodation
- Recessed spot lighting
- Lino floor covering
- Kitchen & accessible WC
- Useful storage area
- Rear courtyard
- **NO HOT FOOD**

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Summary

Available Size	440 sq ft
Rent	£11,000 per annum
Business Rates	Upon Enquiry
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises the entire ground floor within a 2 storey, detached building of brick construction with rendered walls under a pitched, slate roof. The 1st floor is a self-contained flat.

The ground floor accommodation benefits from its own front door and provides open plan Class E space with useful storage, kitchen and accessible WC.

Amenities include recessed spot lighting, lino floor covering, fully glazed frontage, under floor heating, plus a small rear courtyard which is accessed via a rear doorway as well as separate side gates.

Location

Cross Road Stores is prominently situated in the village of Medstead at the junction of the High Street, Green Stile, Church Lane and Wield Road. The property is diagonally opposite St. Andrew's Church with other local amenities including a convenience store and post office, the Medstead Community Centre plus the Castle of Comfort Public House.

Medstead lies approximately 4 miles northeast of Alton, approximately 2 miles from Bentworth, 4½ miles from Ropley and 2 miles from Four Marks.

The village is close to the A31, which connects Alton to Winchester, providing convenient access to larger towns and cities. Alton itself, offers rail links to London Waterloo via the Alton line, making Medstead accessible for commuters.

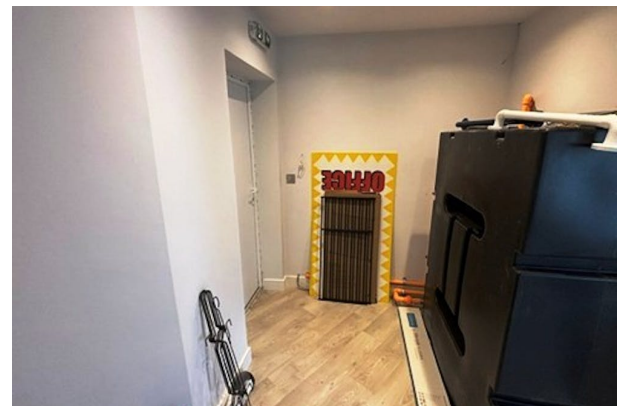
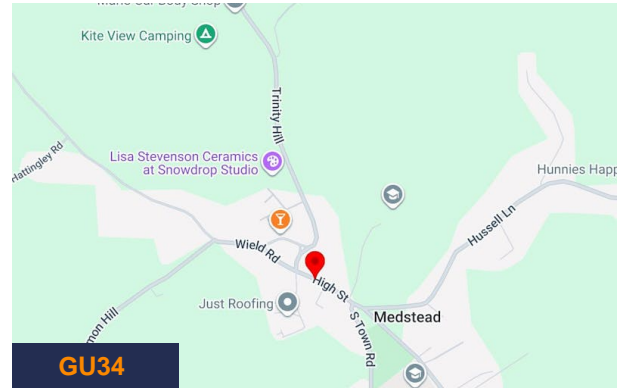
Accommodation

The accommodation comprises the following areas:

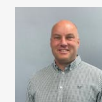
Name	sq ft	sq m	Availability
Unit - Main office	325	30.19	Available
Unit - Storage area	66	6.13	Available
Unit - Kitchen	49	4.55	Available
Total	440	40.87	

Lease Terms

A new full repairing and insuring lease is available on terms by negotiation.



Viewing & Further Information



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