



**Unit C, Fountains Mall**  
High Street, Odiham, RG29 1LT

**Ground floor retail unit**

**400 sq ft**  
(37.16 sq m)

- Large bay window
- LED strip lighting
- Characterful location

# Unit C, Fountains Mall, High Street, Odiham, RG29 1LT

## Summary

Available Size	400 sq ft
Rent	£8,500 per annum
Rates Payable	£3,692.60 per annum The unit should qualify for full rates relief
Rateable Value	£7,400
Service Charge	£800 per annum Approximate figure
EPC Rating	EPC exempt - Listed building

## Description

The property, situated on the ground floor, offers well-presented retail accommodation in the heart of Odiham's Fountains Mall.

The unit features a large bay window, LED strip lighting, and hard-standing flooring throughout. Its position opposite the popular Fountains Mall Coffee Shop provides good visibility to passing footfall, making it an ideal space for a variety of retailers or other commercial uses.

## Location

Odiham is an affluent town in north-east Hampshire with a population of around 5,000. The property is situated in the heart of this attractive historic town, close to occupiers such as Co-Op, Katherine Jane, a variety of independent retailers, and several quality pubs and restaurants. Free off-road parking is available along the High Street.

Junction 5 of the M3 is approximately two miles away, providing easy access to the national motorway network, while Hook and Winchfield train stations, both within three miles, offer direct services to London Waterloo and destinations across the South East.

## Terms

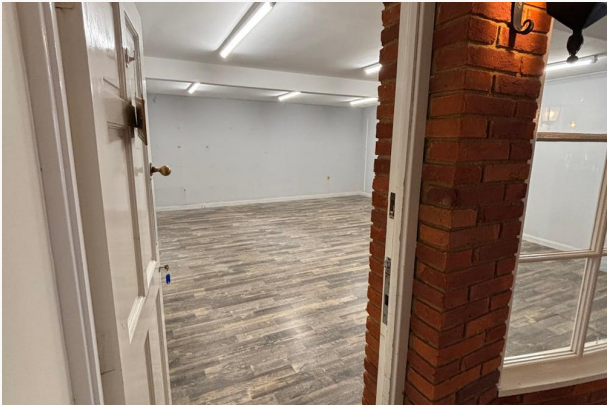
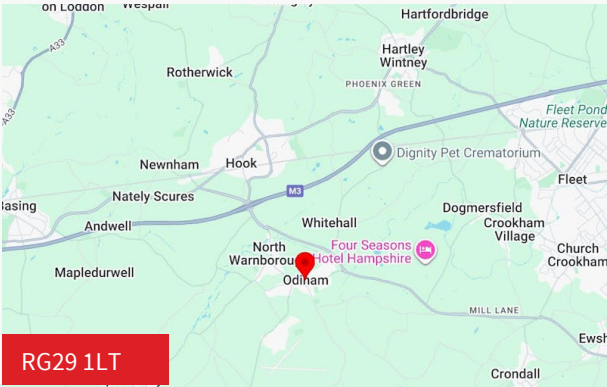
The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

## Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the letting.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.



## Viewing & Further Information

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