



108A High Street

High Street, Odiham, Hook, RG29 1LP

Retail/Studio/Kiosk/Office Unit - Use Class E

409 sq ft
(38 sq m)

- Ideal starter unit
- New lease term
- Suitable uses include professional services, hairdressers, medical, etc.
- Strong trading position with 'Pull In' off street parking
- Fully self contained
- Strong affluent location

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Summary

Available Size	409 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

The property is Grade II listed and comprises a ground floor retail unit which is in a central position on Odiham High Street. The premises command a good trading position on the high street with chevron parking to the front.

The subject premises are accessed via underneath the archway directly off the High Street behind the aesthetics/beauticians. The premises is fully self-contained and comprise an open plan area suitable for a wide variety of uses and an area for a kitchen/WC and storage room/cupboard. The premises requires refurbishment.

Location

Odiham is an affluent town located in northeast Hampshire. The town has a population of approximately 5,000 and is also home to an RAF base located on the southern outskirts of the town.

The property is located within the centre of this attractive historic town. Nearby occupiers include Southern Co-Op, the Post Office, a selection of independent retailers as well as several quality pubs and restaurants. Free off-road parking is provided along the High Street.

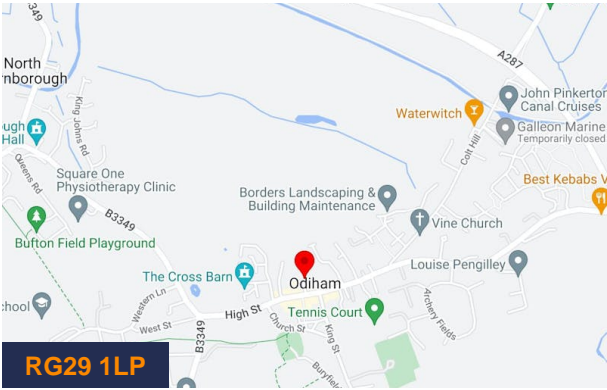
Junction 5 of the M3 is within 2 miles providing access to the national motorway network. Nearby train stations at Hook and Winchfield are both within 3 miles and provide direct access to London Waterloo. The front retail unit has been let to The Beauty Company in September 2023.

Terms

A new effective FRI lease for a term by arrangement, subject to periodic rent reviews, contracted outside of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly by appointment with the joint sole agents



Viewing & Further Information

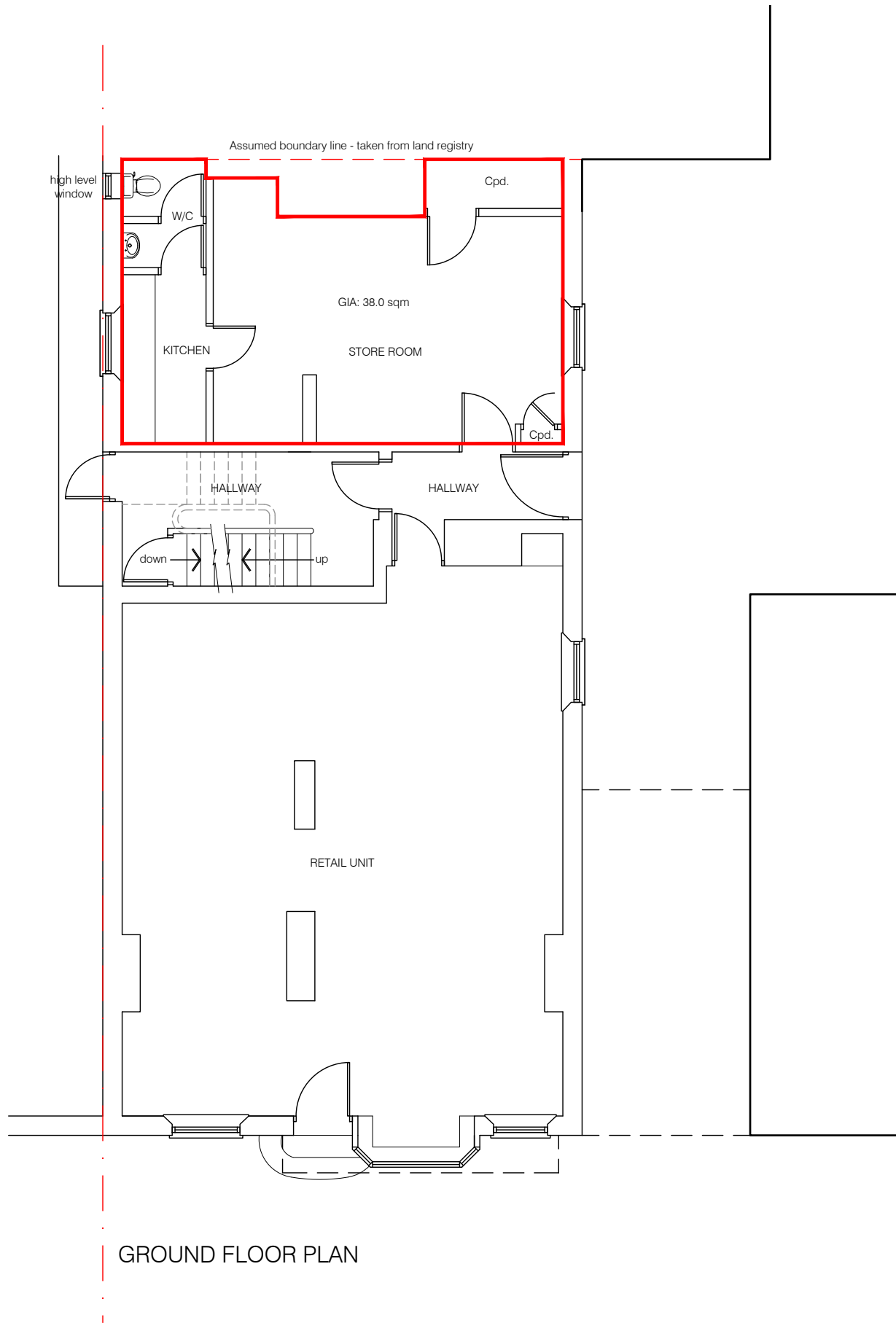


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GROUND FLOOR PLAN

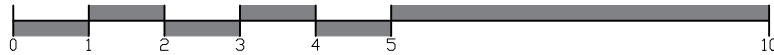
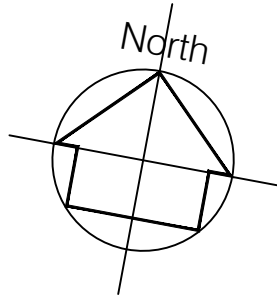
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This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.

Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.

All dimensions are in millimetres unless noted otherwise.



REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT
LAMRON DEVTS (ODIHAM) LTD

PROJECT
108 High Street, Odiham, RG29 1LP

TITLE
Existing Ground Floor Plan

SCALE 1:100 @ A3	DATE 03.10.23	EX.02	
DRAWN JC	PROJECT NO. 19.767		