



Lyndum House, 12 High Street, Petersfield, GU32 3JG

GROUND FLOOR RETAIL PREMISES

Summary

Tenure	To Let
Available Size	1,359 sq ft / 126.26 sq m
Rent	£30,000 per annum
Rates Payable	£9,851.25 per annum
Rateable Value	£17,750
EPC Rating	C (68)

Key Points

- Town Centre Location
- Fronting High Street
- Close to Multiple Retailers
- Attractive Period Building
- Large Flexible Accommodation
- Former use as coffee shop / Cafe

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Description

The property comprises a ground floor lock up shop with access off the High Street extending to rear retail areas. Access is via a recessed alleyway, adjacent to Boots providing private under cover display area. The property has staff WC, kitchen and storage.

Location

Petersfield is a popular market town situated on the south coast with excellent road and rail links to London, Portsmouth and Winchester. The subject premises are located centrally within the High Street, forming part of the town centre. The premises are located a short distance from the main entrance to Rams Walk, secured by Waitrose with The Square being in close proximity, accommodating occupiers to include Marks & Spencer, Superdrug, Boots, White Stuff, Mint Velvet.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Middle Shop	306	28.43	Available
Unit - Rear Shop	733	68.10	Available
Unit - Rear Storage	220	20.44	Available
Unit - Staff Room / Storage	100	9.29	Available
Total	1,359	126.26	

Terms

£30,000 per annum exclusive of VAT

Available by way of a new internal repairing and insuring lease for a term to be agreed.

Business Rates

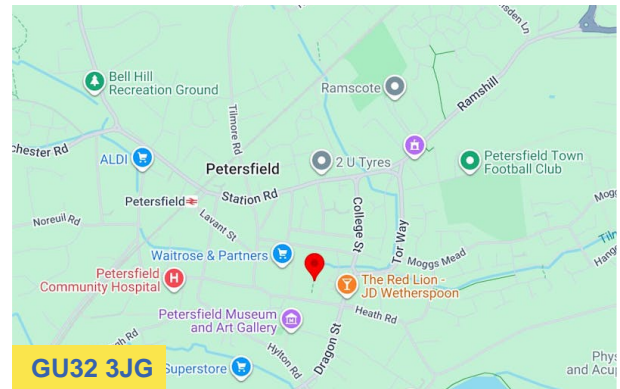
Rateable value: £17,750 - Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is applicable to cover external maintenance of the building set at 12% of rent. Each party to pay their own legal costs incurred in the transaction.

VAT - unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

Stuart Mitchell

023 9237 7800

stuart@hi-m.co.uk

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