

PROPERTY DETAILS

SHOP / CLASS E PROPERTY TO LET

Location: PETERSFIELD, HAMPSHIRE

Property: 20 High Street GU32 3JL

Size: 953 Sq Ft (88.6 Sq M)



- Town Centre High Street Location
- Shop Suitable for a Variety of Uses
- Basement
- Period Features
- Attractive Frontage with Large Windows

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

A3 Trunk Road: 1.5 miles

Petersfield Mainline Train Station: 0.5 miles

Description

The end terrace property provides a deep ground floor lock up shop and a generous basement.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has a net internal floor area totalling 953 sq ft comprising:

		Sq m	Sq ft
Ground	ZA	29.56	318
	Rear	17.28	186
	Rear	17.79	191
Basement		23.95	258

Rent

On application

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, cleaning, maintenance and refuse charges etc. may be chargeable by way of service charge.

Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £15,500

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 11 / 20 (front photo 2014).