

HIGH STREET RETAIL PREMISES WITHIN AFFLUENT VILLAGE LOCATION

FOR SALE FREEHOLD OR TO LET

Total floor area 2,733 sq ft (253.9 sq m)

Includes spacious 4 bedroom flat above with full vacant possession



108 High Street

ODIHAM

Hampshire

RG29 1LP



LOCATION

Odiham is an affluent town located in north east 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 two miles providing access to the national motorway network. Nearby train stations at Hook and Winchfield are both within three miles and provide direct access to London Waterloo and the South East.

DESCRIPTION

The property is Grade II listed and comprises a retail unit which has traded as a Martins McColls newsagents for many years. The premises command a good trading position on the high street with chevron car parking in front. To the rear of the shop there is a separate store, kitchen and W.C.

At first floor there is an expansive 4 bedroom flat with separate side and middle ground floor access via the archway. The apartment is arranged all at first floor comprising 3 bedrooms, lounge and kitchen towards the front section with 1 bedroom and bathroom in the rear section. The premises benefit from gas central heating (not tested).

ACCOMMODATION

Retail

Shop width	25'	[7.6m]
Shop depth	31'8"	[9.7m]
Retail Area	765 sq ft	[71.0 sq m]
Plus Ancillary -		
Store	287 sq ft	[26.6 sq m]
Kitchen	47 sq ft	[4.4 sq m]
Basement area	460 sq ft	[42.7 sq m]
Total Retail Area	1,559 sq ft	[144.8 sq m]

First Floor Flat

Lounge	4.2m x 3.8m	15' 9"
Kitchen/Dining	3.6m x 2.8m	10' 0"
Bedroom 1	3.0m x 3.7m	11' 1"
Bedroom 2	3.6m x 4.4m	15' 8"
Bedroom 3	4.3m x 3.8m	16' 3"
Bedroom 4	5.6m x 4.6m	25' 8"
Bathroom	3.3m x 4.3m	14' 2"
Total Flat Area	109.1 sq m	1,174 sq ft

PRICE

Offers in excess of £515,000, subject to contract.

LEASE TERMS

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed, subject to periodic rent reviews, at a rent of £35,000 per annum exclusive to include the residential upper parts.

EPC

Flat – F - 36
Shop - D - 91

BUSINESS RATES

Non-domestic Rateable value - £24,750.00
Uniform Business Rate (19/20) - 49.1p/£
Business Rates payable - £12,152.25
The residential element has a Band 'C' rating which reflects £1,432 per annum (2018-2019).
Interested parties are advised to make their own enquiries with Hart District Council on 01252 622122.

LEGAL COSTS

Each party are to pay their own legal costs upon completion.

VIEWING

Strictly by appointment with the joint sole marketing agents.

Russell Ware

London Clancy
01256 462222
russellware@londonclancy.co.uk

Clive Thomas FRICS

Clive Thomas & Co
020 7792 0066
clive@clivethomas.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
- No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed. B/644/R