



Cuddeford House, 13 Market Street
Alton, Hampshire, GU34 1HA

glanfield.holmlund@talk21.com
www.glanfieldholmlund.co.uk

Tel: 01420 544 117
Fax: 01420 202030

TOWN CENTRE RETAIL UNIT – 643 SQ FT – FOR SALE

CLASS E BUSINESS USE

76a High Street, Alton, Hampshire, GU34 1EN



- Of interest to potential investors or occupiers
- Prominent High Street location opposite Iceland Supermarket
- Grade II Listed premises
- Close to various multiples and public parking
- Adjacent on-street parking and weekly street market
- Fully glazed shop front
- Usual staff facilities

Accommodation

Gross Frontage	17 ft	5.2 m
Net Frontage	9 ft 9 in	3.0 m
Internal Width (max)	17 ft 8 in	5.4 m
Shop Depth	37 ft 4 in	11.4 m
Sales Area	458 sq ft	42.5 sq m
Storage/Offices	185 sq ft	17.2 sq m
WC		
Total	643 sq ft	59.7 sq m

EPC

An Energy Performance Certificate (EPC) has been undertaken and is available for this property on request. On the Rating Scale of A to G the Rating is C(60).

Rates

Interested parties are advised to make their own enquiries of the Rating Authority, East Hampshire District Council.

Terms

The accommodation is held on a 125 year lease from 2011 at a peppercorn rent. The lease is available for purchase, with vacant possession on completion if required. Price guide on application.

Viewing

Strictly by appointment with sole agent:

Glanfield Holmlund, Telephone 01420 544117, Email: glanfield.holmlund@talk21.com

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.

Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.