

## PRIME, TOWN CENTRE RETAIL/BUSINESS PREMISES

1,315 SQ FT – AVAILABLE ON NEW LEASE  
(MAY SELL)

**66 High Street, Alton, Hampshire, GU34 1ET**



- Historically interesting, Grade II Listed Building – formerly known as Julius Caesar House
- Prime, central location nearby multiple retailers
- Adjacent, regular Street Market – Tuesdays
- Within 1/2 mile of mainline train station (London Waterloo 1 hour)
- Attractive, exposed timber beams
- LED lighting, electric heating, A/C Units
- Flexible, Class E Business Use
- Qualifies for 100% small business rate relief from 1/4/23.
- The existing tenant occupier is relocating

### Accommodation

<b>Ground Floor</b>	Frontage	27 ft	8.2 m
	Internal Width (max)	25 ft	7.6 m
	Depth (max)	32 ft 6 in	9.9 m
	Sales Area	601 sq ft	55.8 sq m
	Storage	44 sq ft	4.1 sq m
<b>First Floor</b>	Offices	263 sq ft	24.4 sq m
	Kitchen	119 sq ft	11.1 sq m
	WC		
<b>Second Floor</b>	Office	288 sq ft	26.9 sq m
<b>TOTAL NIA</b>		<b>1,315 sq ft</b>	<b>122.2 sq m</b>
Cellar		269 sq ft	25 sq m
Outside	Rear Courtyard		

### Rates

Interested parties are advised to contact the Rating Authority, EHDC. The premises qualifies for 100% small business rate relief from 1/4/23.

## Terms

The accommodation is available on the basis of a new lease for length of term to be agreed. Rental guide on application. Alternatively, consideration may be given to freehold sale.

## Note

The freeholder also owns the adjoining premises, 64 High Street, comprising of a ground floor retail unit let to a barbers and a separate, self contained 2 bed flat arranged over the first and second floor.

## Viewing

Strictly by appointment with **Glanfield Holmlund, Tel: 01420 544117 or Email: [glanfield.holmlund@talk21.com](mailto:glanfield.holmlund@talk21.com)**

## Map

Map available on request

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**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 leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.