



108A High Street

Odiham, RG29 1LP

**RETAIL / STUDIO / KIOSK /
OFFICE UNIT POSITIONED
BEHIND "THE BEAUTY
COMPANY" UNDERNEATH THE
ARCHWAY ** USE CLASS E ****

409 sq ft

(38 sq m)

- Ideal starter unit
- New lease term
- Suitable uses include professional services, hairdressers, medical, physiotherapy, etc
- Strong trading positions with "pull in" off street parking
- Fully self-contained
- Strong affluent location

Summary

Available Size	409 sq ft
Rent	£12,000 per annum
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

The property is Grade II listed and comprises a ground floor retail unit which is in a central position on Odiham High Street. The premises command a good trading position on the high street with chevron parking to the front.

The subject premises are accessed via underneath the archway directly off the High Street behind the aesthetics/beauticians. The premises is fully self-contained and comprises an open plan area suitable for a wide variety of uses and an area for a kitchen/WC and storage room/cupboard. The premises requires refurbishment.

Location

Odiham is an affluent town located in northeast 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.

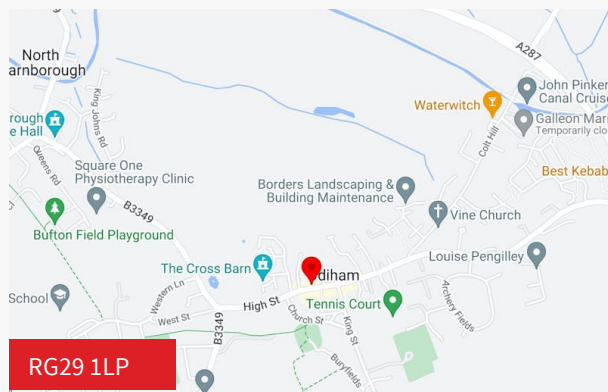
Junction 5 of the M3 is within 2 miles providing access to the national motorway network. Nearby train stations at Hook and Winchfield are both within 3 miles and provide direct access to London Waterloo. The front retail unit has been let to The Beauty Company in September 2023.

Terms

A new FRI lease is available for a term to be agreed, subject to contract and granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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