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RESTAURANT/TAKE AWAY PREMISES

CLASS E BUSINESS USE

With Residential Accommodation Above

FOR SALE FREEHOLD



12 Normandy Street, Alton, Hampshire, GU34 1BX

- Attractive, Grade II Listed Building
- Planning certificate for restaurant/hot food take away
- Flexible Class E Business Use
- Town centre location
- Rear garden with rear pedestrian access
- Residential accommodation on first and second floor
- No VAT on sale price

Accommodation

(measurements taken in accordance with code of measuring practice of the RICS)

Ground Floor	Frontage	25 ft	7.6 m
	Internal width (max)	24 ft 6 in	7.5 m
	Built depth	40 ft	12.2 m
Total Ground Floor		900 sq ft	83.6 sq m
Basement Storage		36 sq ft	3.3 sq m

First and Second Floor

Residential accommodation currently comprising 6 rooms.

Rates

Interested parties are advised to make their own enquiries of the Rating Authority – EHDC 01730 266551.

Terms

The accommodation is available for sale, freehold with vacant possession. Price guide £400,000.

The vendor has verbally advised that VAT does not have to be charged on the sale.

Viewing

Strictly by appointment through Sole Agent:- **Glanfield Holmlund, Tel: 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.