



500 SQ FT STUDIO/WORKSHOP PREMISES

CLASS E BUSINESS USE – TO LET

r/o 12 Normandy Street, Alton, Hampshire, GU34 1BX

- Ground Floor, rear section of Grade II Listed Premises
- Convenient, Town Centre Location
- Adjacent to public car park, bus stop, 1/4 mile to mainline station
- Both front and rear access

- Shared rear garden area
- Solid concrete floor, separately metered electricity
- Flexible Class E Business Use
- Premises qualifying for 100% Small Business Rate Relief

Accommodation

(Measured in accordance with RICS Code of Measuring Practice)

Ground Floor

Main Areas totalling 508 sq ft (47.2 sq m)

Storage/facilities 46 sq ft (4.3 sq m)

Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council, directly. It is understood that the premises qualify for 100% Small Business Rate Relief.

Terms

The accommodation is available on new letting terms for length of time to be agreed. Rental guide on application.

Viewing

Strictly by appointment with Sole Agents: Glanfield Holmlund, Telephone: 01420 544117 or 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.