

GROUND AND FIRST FLOOR OFFICES



TO LET

963 ft² (89.46 m²)

**51A HIGH STREET, ODIHAM
HAMPSHIRE RG29 1LF**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

**T: 01252 415900
www.clareandcompany.co.uk
Keith@clareandcompany.co.uk**

**Advice and Expertise on
the following:**

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **SITUATED IN A LANE JUST OFF THE HIGH STREET**
- ▶ **THE LANE IS DIRECTLY OPPOSITE THE CO OP STORE**
- ▶ **THE OFFICES BENEFIT FROM 3 PARKING SPACES**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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



LOCATION

Odiham is a large historic and affluent village in North Hampshire. It is approximately 2 miles south of the M3 junction 5 at Hook/Odiham. The nearest railway stations are at Hook and Winchfield both on the South West main line and both are a few miles.

The subject property is located in a lane to the right of 51 High Street directly opposite Co-operative food. There is on-street parking available on the High Street.

DESCRIPTION

The period office comprises of two floors which includes a cloakroom on each floor one incorporates a shower cubicle. There is also a kitchen on the ground floor. There are 3 parking spaces at the rear of the property.

Approximate areas and dimensions as follows:

ACCOMMODATION

Ground floor offices	564 sq. ft.	[52.40 sq. m]
First floor offices	399 sq. ft.	[37.07 sq. m] of which 104 sq. ft. (9.66 sq. m) is under the height of 5 ft. (1.52 m)
Total Area	963 ft. ²	[89.46 m ²]

RENT

Offers invited in excess of £20,000 per annum exclusive.

TERMS

The property is available by way of a new, effectively, full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

SERVICE CHARGE

TBA

VAT

Tbc.

RATES

2017

Rateable Value (2017):	£4,400
Uniform Business Rates	£49.9p/£
Rates payable (estimated)	£2,195.60

Please note eligible businesses with rateable values of below £12,000 receive 100% rate relief on their liability if that is the tenant's only commercial property.

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

TBA

LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWING

Strictly by appointment with the **Sole Agent:**

Keith Harpley
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900 or 07949 016459

Email: keith@clareandcompany.co.uk

REF

22/012C