



3-5 High Street

Alton, GU34 1TL

**Ground Floor Retail Premises -
Available as a whole or two
individual shops.**

296 to 661 sq ft

(27.50 to 61.41 sq m)

- Attractive Period Grade II Listed Building Within the Conservation Area
- Town Centre Location
- Close Proximity to Public Car Parks
- Use Class E (other uses considered subject to planning)

Summary

Available Size	296 to 661 sq ft
Rent	£11,500 - £24,000 per annum
Rates Payable	£7,485 per annum 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
Rateable Value	£15,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

The property comprises an 'end of terrace' period shop unit. The ground floor of the property is available as a whole, or can be divided to provide two individual ground floor shops.

Location

Alton is a prosperous market town, with a population of about 17,000 lying adjacent to the A31, approximately midway between Guildford and Winchester and about 10 miles from junction 5 of the M3. Basingstoke is approximately 13 miles to the north.

The property is within the High Street and about ½ mile from Alton's mainline railway station (London Waterloo about 1 hour).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	296	27.50	£11,500 per annum	Available
Unit - 2	365	33.91	£14,000 per annum	Available
Ground - Whole	661	61.41	£24,000 per annum	Available
Total	1,322	122.82		

Viewings

Strictly by appointment through the sole agents.

Terms

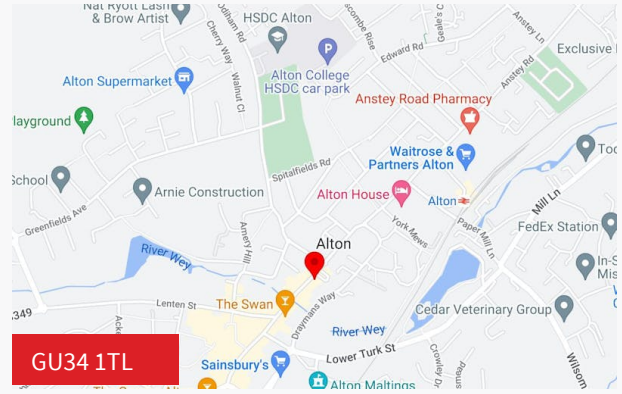
A new Fully Repairing and Insuring Lease is available for a term to be agreed, subject to periodic rent reviews, and to be granted outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

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.

Legal Costs

Each party to bear their own legal costs involved in this transaction.



Viewing & Further Information

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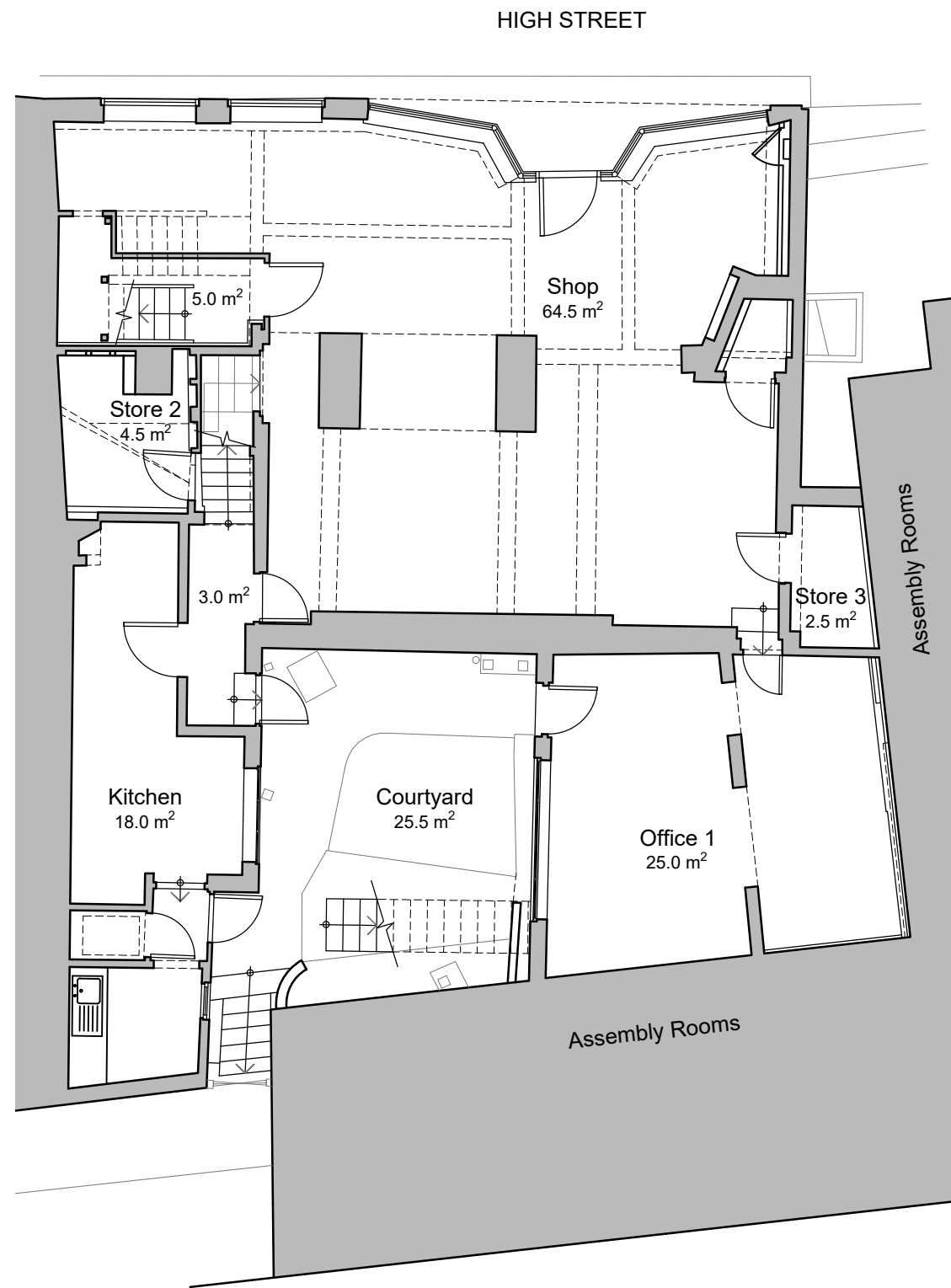
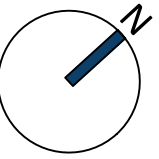
Edward Rees

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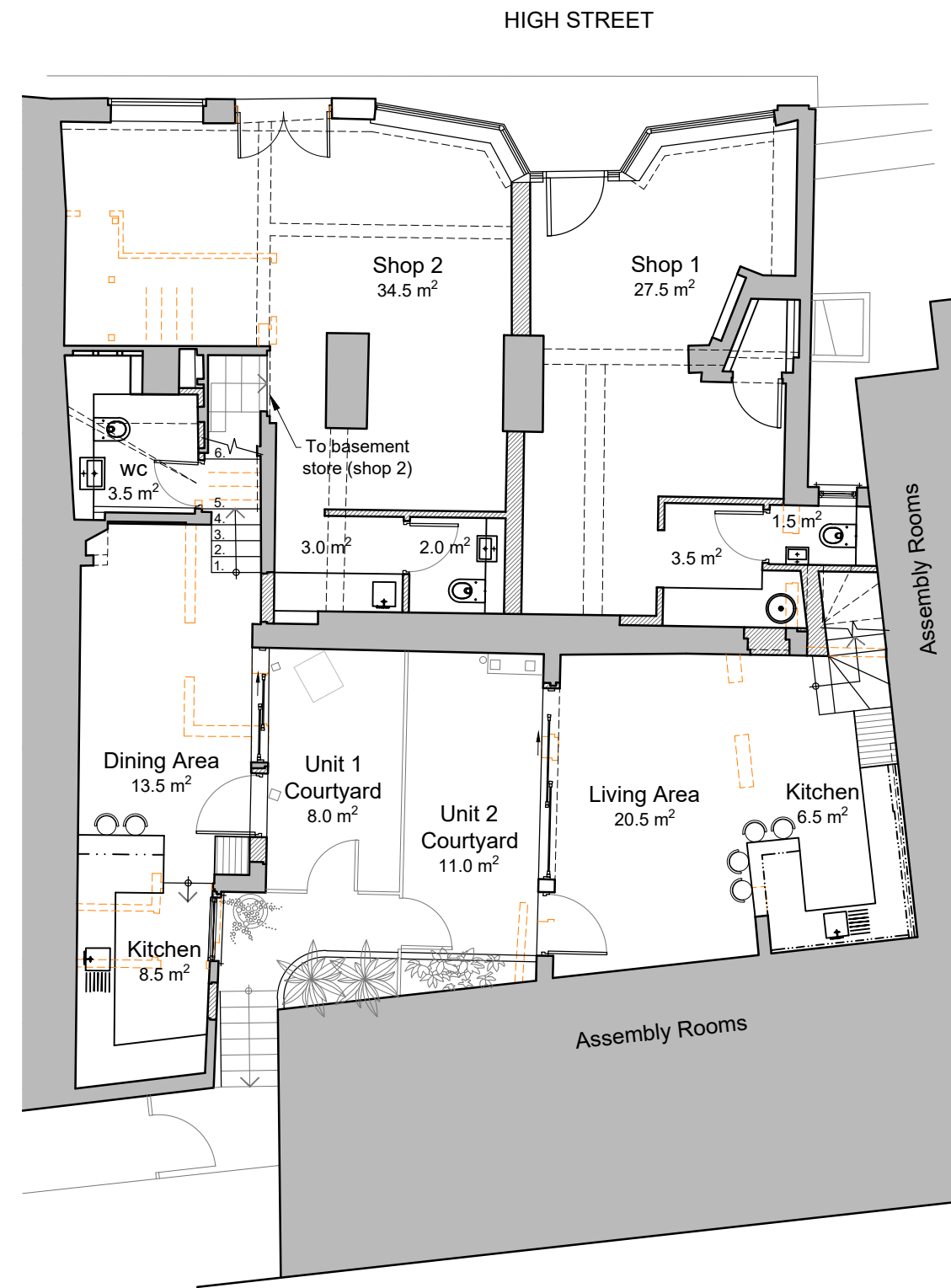
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/03/2024



Existing Ground Floor Plan



Proposed Ground Floor Plan

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15
10
05



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Stevens

P22-007

Site Address: 3-5 High Street, Alton, GU34 1TL
Drawing name: Existing & Proposed Ground Floor Plan
Drawing No: P22-007-P-102
Revision: C

Date: 25-08-2022
Scale: 1:100 @ A3
Drawn/ Checked: SH / AM