



78 High Street

Odiham, Hook, RG29 1LN

Retail Property & Flat

2,508 sq ft

(233 sq m)

- Affluent High Street Location
- High Quality Bespoke Interior
- Well Presented Flat Above
- Ground Floor Retail Available with Vacant Possession
- Current Rental Income for Flat - £17,400 pax
- Good Transport Links via M3 (J5)

Summary

Available Size	2,508 sq ft
Price	Offers in excess of £850,000
Rates Payable	£7,360 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	£14,750
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

78 High Street, Odiham comprises a ground floor retail unit with a two-bedroom flat above.

Ground floor - The ground floor is fitted out to a very high standard with LED spotlighting, high quality flooring, a large glass frontage and bi-fold doors to the rear of the property providing natural light to the property. At the rear, the premises benefits from a large outbuilding suitable for storage or even further workspace, with a WC and kitchenette.

First floor - There is an immaculate two-bedroom residential flat above with two en-suite bathrooms and a WC off the main corridor. The property benefits from excellent light with translucent skylights and combines modern and contemporary living with a large, open plan living / dining room.

Location

The property is located in the affluent town of Odiham and has good links to London and South Coast. The high street remains a busy hub for the town and is home to local occupiers including Co-op, Strutt & Parker, The Stitching Room, Fountains Coffee Shop and several restaurants and pubs.

The nearest railway station is Hook which is approximately 2.5 miles from the subject property, and offers direct link to London Waterloo Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,180	109.63
1st - Residential Flat	1,119	103.96
Outdoor - Outbuilding	209	19.42
Total	2,508	233.01

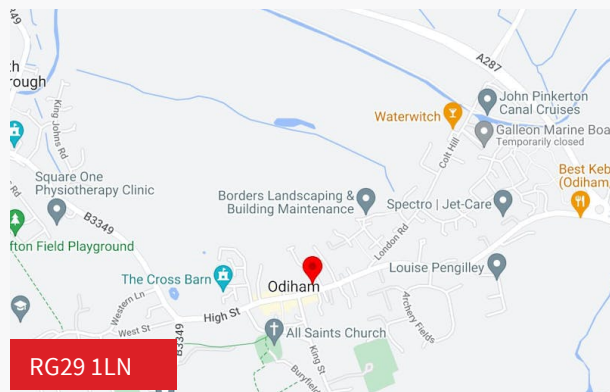
Terms

Ground Floor - The ground floor of the property is available with vacant possession

First Floor - Currently let on a rolling assured shorthold tenancy agreement (AST) at £17,400 per annum / £1,450 PCM.

Anti Money Laundering

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



Viewing & Further Information

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