



1 High Street

Hartley Wintney, RG27 8PE

**Attractive period retail
property in prominent location**

1,108 sq ft
(102.94 sq m)

- Attractive rent
- Rare opportunity to lease a retail unit in Hartley Wintney
- 4 hours free parking
- Prominent position
- Recessed lighting
- Network cabling
- Gas central heating
- Garden to rear

Summary

Available Size	1,108 sq ft
Rent	£20,000 per annum
Rates Payable	£6,487 per annum The unit should qualify for partial rates relief. Further details can be provided by the Local Authority
Rateable Value	£13,000
EPC Rating	Upon Enquiry

Description

The available accommodation comprises the whole of the ground floor of this attractive two storey property, including both large window bays either side of the entrance to the ground floor.

The accommodation comprises an open plan retail area to the front together with a number of separate offices, kitchenette, wc and walled garden to the rear.

Location

The property is located within the village of Hartley Wintney and within walking distance of a variety of public houses, restaurants and many independent retailers.

The property is situated on the High Street (London Road A30), midway between Basingstoke and Camberley. Junctions 4A and 5 of the M3 are both within 5 miles. Winchfield mainline railway station is within 3 miles of the property with a journey time to London Waterloo of 57 minutes.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Retail Area	520	48.31
Ground - Offices	588	54.63
Total	1,108	102.94

Terms

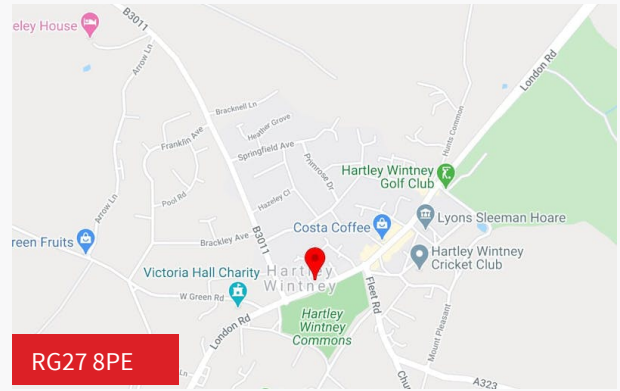
New effective full repairing and insuring lease for a term to be agreed. The rent is £20,000 per annum exclusive.

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 be responsible for the payment of their own legal costs incurred in the letting.



Viewing & Further Information

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