



KEY FEATURES

- Central Alresford
- 410 Sq Ft / 38 Sq M
- Self-contained ground floor office
- Class E Use
- Suitable for a variety of occupiers
- £10,000 per annum
- Rent inclusive of rates, service charge, utilities
- Shared kitchenette, W.Cs
- Parking nearby
- Walking distance to shops, restaurants, cafés
- Flexible occupational terms
- Available until December 2022



SITUATION

The property is situated in Stiles Yard, just off West Street in the centre of the affluent market town of Alresford. Alresford dominates the surrounding rural area and is the principle hub for local businesses and is a busy and very popular location. The cathedral city of Winchester is approximately 8.4 miles (13.5 km) to the west along the A31 which also connects to Junction 9 of the M3 motorway, while the market town of Alton is located 11.5 miles (18.6 km) to the east also along the A31.

DESCRIPTION

The East Suite is found on the ground floor of this two-storey building, within a stone's throw of the town centre, and comprises two interconnected suites. Constructed of brick elevations under a pitched tiled roof there is a central lobby space with access to the ground floor suites, which have been sub-divided, whilst a staircase to the first floor provides further cellular office space and open-plan suites that are currently occupied. The building offers a kitchen on the first floor and W.C facilities on ground and first floor and further enjoys the benefit of allocated parking adjacent to the property (there is additional public parking at the nearby railway station).

Bowland House is a well-located commercial property in the heart of Alresford. The location provides convenient access to all of the local facilities along West Street and Broad Street and, in our opinion, will be ideally suited to professional services, medical/healthcare, office users or retailers, under the new Class E category of the Use Classes Order. Given the extremely limited supply of commercial space of this nature in central Alresford, viewings are highly recommended.

ACCOMMODATION

Trinity Rose Commercial have measured the East Suite and can confirm an approximate net internal area (NIA) of 410 Sq Ft / 38 Sq M.

TENURE

The suite is available by way of a sub-lease on flexible occupational terms, at a rent of £10,000 p.a to include bills (electricity/water), business rates and service charge, with the term expiring in December 2022. A brand-new lease may be available, on terms to be agreed, after this date directly from the Landlord.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction. Prices quoted may be subject to VAT.

EPC RATING

The property is rated C under certificate number 4572-3551-0867-7351-4455, valid until 2nd November 2030.

VIEWINGS

All enquiries and appointments to view to be made strictly via sole agent Trinity Rose Commercial on 01962 888900. No direct approach to the current occupier is permitted.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. June 2021.

