



KEY FEATURES

- Office To Let
- First floor space
- Town Centre Location
- Net Internal Area of 99m² (1066 sq ft)
- WC's & Shower Facilities
- Exposed Timber Beams
- Air Conditioning
- EPC Rating - C
- Rent: £1,100 pcm
- Potentially 100% small business rates relief
- Premises can be let with furniture if required



DESCRIPTION

The property offers a mixture of open plan and cellular accommodation, located on the first floor of this self-contained building. Exposed timber beams bring character to the main workspace which benefits from air conditioning, security alarm, double glazing, WCs and shower facilities. Suited to either retail, office, medical or many other uses within Class E of the Use Classes Order 2020 (subject to Landlord's consent).

SITUATION

Located within central Petersfield, a quaint market town and civil parish in the East Hampshire district of Hampshire. It is approximately 15 miles north of Portsmouth. The town has its own railway station on the Portsmouth - Waterloo Line, with fastest journey time of approximately 63 minutes. Public and road parking is available nearby.

ACCOMMODATION

Trinity Rose Commercial have undertaken a measured survey and identified a net internal area (NIA) of 99 m² / 1066 sq ft.

TENURE

The space is available to let on a full repairing and insuring lease at an initial rent of £13,200 per annum exclusive of rates, service charge and buildings insurance. This property is not elected for VAT.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £8,700 in the 2017 List, suggesting that 100% small business rates relief may be available to eligible businesses. Interested parties are advised to check the accuracy of this information with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

EPC RATING

C - 73

VIEWINGS

All enquiries and appointments to view must be made via sole agents Trinity Rose Commercial on 01962 888900.



**CALL US NOW
TO ARRANGE A VIEWING**

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. March 2022.

