

GRADE II LISTED, AFFLUENT HIGH STREET RETAIL PREMISES

FOR SALE FREEHOLD or TO LET

Vacant retail unit 1,678 sq ft [155.9 sq m] and a
first floor 3 bedroom flat currently income producing.
TOTAL FLOOR AREA: 2,598 SQ FT [241 SQ M]



117 & 117a High Street, Odiham, Hook, Hampshire, RG29 1LA

LOCATION

Odiham is an affluent town located in north east Hampshire. The town has a population of approximately 5,000 and is also home to an RAF base located on the southern outskirts of the town.

The property is located within the centre of this attractive historic town. Nearby occupiers include Southern Co-Op, the Post Office, a selection of independent retailers as well as several quality pubs and restaurants. Free off road parking is provided along the High Street.

Junction 5 of the M3 is within two miles providing access to the national motorway network. Nearby train stations at Hook and Winchfield are both within three miles and provide direct access to London Waterloo and the South East.

DESCRIPTION

The property comprises an attractive and Grade II Listed building, with many original features. The ground floor retail unit is essentially of shell condition, with a large double shop front with steps leading up. A single wc has been created to the rear. The shop benefits from up to 2 car spaces (double parked) within an enclosed rear yard area and a newly created single access door with steps down into the shop for deliveries.

At first floor is a large flat with separate access stairs leading from the rear yard. The apartment is arranged as two double bedrooms and one single bedroom, separate lounge/living room, large kitchen/dining area and bathroom which all lead from an 'L shaped' hallway. The presentation is in good order and still maintains some original features such as exposed wooden beams.

ACCOMMODATION

Retail

Frontage	- 34' 4"	10.5m	
Depth	- 49' 9"	15.2m	
Rear yard	-	(not measured)	
Total Retail Area GIA	1,678 sq ft		[155.9 sq m]

Flat

		Sq m	Sq ft
Lounge/living area	3.7m x 4.3m	15.9	171
Kitchen	2.9m x 3.7m	10.7	115
Dining Area	3.4m x 3.7m	12.6	136
Bedroom 1	2.9m x 4.2m	12.2	131
Bedroom 2	2.7m x 4.4m	11.9	128
Bedroom 3	3.7m x 2.5m	9.3	100
Bathroom	3.5m x 3.7m	<u>12.9</u>	<u>139</u>
TOTAL		<u>85.5</u>	<u>920</u>

PRICE

Price reduction to £560,000 for the freehold interest and with the benefit of the AST on the flat.



TENANCY

The flat is currently let on an Assured Shorthold Tenancy renewed for a period of 12 months from (date TBC) at £895 per calendar month and is let to a private individual.

LEASE TERMS

The premises are available by way of a new effective fully repairing and insuring lease for a term to be agreed. Rental offers invited in the region of £29,000 per annum exclusive.

EPC

Shop – awaited
Flat – E-43

VAT

We understand the property is not elected for VAT purposes.

BUSINESS RATES

Non-domestic Rateable value – to be reassessed
Uniform Business Rate .48p/£
Business Rates payable - TBC
The residential element has a Band 'C' rating which reflects £1,432 per annum (2018-2019).
Interested parties are advised to make their own enquiries with Hart District Council on 01252 622122. As the property is listed, empty rates will be payable. NB. There are grounds for appeal due to the reduced floor area for the commercial element. Listed buildings benefit from 100% Empty Rates Relief while vacant.

RESTRICTIVE COVENANT

The property will be sold subject to a restrictive covenant prohibiting use of a convenience store or funeral parlour.

LEGAL COSTS

Each party are to pay their own legal costs upon completion.

VIEWING

Strictly by appointment with the sole marketing agents. No approaches are to be made to the flat tenant without prior arrangement.

Russell Ware

☎ 01256 462222

russellware@londonclancy.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction B/621/R

