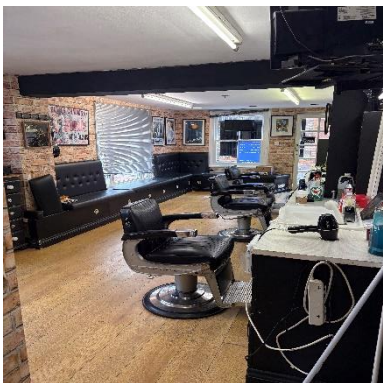




KEY FEATURES

- To Let – ground floor end of terrace commercial property
- Retail location in Alton, close to the High Street
- Quoting rent: £14,000 pax
- Approximately 326 Sq. Ft.
- Ground floor sales area and rear access
- Kitchenette and WC
- Class E Use (assumed)
- No VAT payable
- 100% SBRR (Small Business Rates Relief)



DESCRIPTION

The property occupies a visibly prominent trading position just off Alton High Street, benefiting from close proximity to the town's main retail and commercial amenities. The premises are currently occupied as a barber shop and are available with the barber's chairs in situ, if required. The unit would also lend itself well to a variety of alternative uses, including retail or other occupiers within Class E of the Town and Country Planning (Use Classes) Order 2020, subject to any necessary consents. Accommodation is arranged over the ground floor and is predominantly open-plan, providing flexible trading space. To the rear is a small kitchenette together with a single WC.

SITUATION

Alton is a charming and historic market town well known for its attractive Georgian architecture, independent shops, cafés, and traditional weekly market, creating a vibrant yet welcoming community atmosphere. Alton benefits from strong transport links, including a direct mainline rail service to London Waterloo, making it ideal for commuters. The A31 provides easy road access to Guildford, Winchester, and the wider South East.

ACCOMMODATION

A measured survey was undertaken which identified a net internal area of 326 Sq. Ft / 30.32 Sq. M

TENURE

Available now on a new FRI lease on terms to be agreed at a quoting rent of £14,000 per annum, exclusive of any business rates liability (if applicable), buildings insurance premium, utilities and service charge, as applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £4,250, suggesting that eligible occupiers could benefit from 100% Small Business Rates Relief. Please always check this information with the Valuation Office Agency.

LEGAL COSTS AND VAT

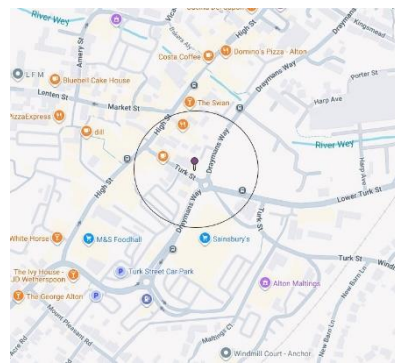
Each party is expected to bear their own legal costs in any transaction. The property is not elected for VAT.

EPC

A new assessment is being commissioned.

VIEWINGS

For all enquiries and to arrange a viewing, please contact the sole agent Trinity Rose Commercial on 01962 888900.



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. January 2026.

