

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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Basingstoke Camberley Southampton Winchester www.londonclancy.com



LARGE RETAIL PREMISES PLUS OUTBUILDING/GARDEN

TO LET

Total Floor Area 2,764 sq ft [256.8 sq m]



1-3 High Street
Overton
Nr. Basingstoke
Hampshire
RG25 3HB

LOCATION

Overton is an attractive village and has a population of just under 4,000. Nearby towns include Whitchurch (4 miles) and Basingstoke (8 miles). The premises are situated on a prominent trading position on the B3400 High Street, in the centre of the village. Nearby traders include White Hart Hotel, Overton Fireplace, Overton Bathroom Centre, Overton Kebab House, The Village Bakery, The Co-op/Post Office, Turners Butchers, Hospice Shop, Overton Upholstery, Hobbs Hair Shop and Golden Dragon take-away.

ACCOMMODATION

Ground floor shop

Internal width	28' 11"	8.81m
Widening to	33' 11"	10.34m
Shop depth	71' 6"	21.79m
Sales Area/ancillary	2,163 sq ft	200.9 sq m
Covered yard to		
Detached store/staff Room/1 st flr kitchen	601 sq ft	55.84 sq m

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

FEATURES

- Affluent village location.
- Prominent High Street corner position close to other shops.
- Customer parking available in the road and adjoining road and there is a public car park within a few hundred yards of the property.
- Large enclosed garden
- Detached store room/staff room/1st floor kitchen 601 sq ft (55.84 sq m)
- Recently refurbished to include redecoration, commercial grade flooring, air-conditioning.



EPC

The property has an Energy Performance Rating of C - 66.

RENT

£22,500 per annum exclusive.

LEASE

A new effective fully repairing and insuring lease for a term to be agreed, subject to periodic rent reviews and contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 (part II).

BUSINESS RATES

Rateable Value	£24,000
Uniform Business Rate	49.1p/£
Rates Payable	£11,784

Interested parties are advised to make their own enquiries with Basingstoke & Deane Borough Council on 01256 844844.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the joint sole agents:



Russell Ware

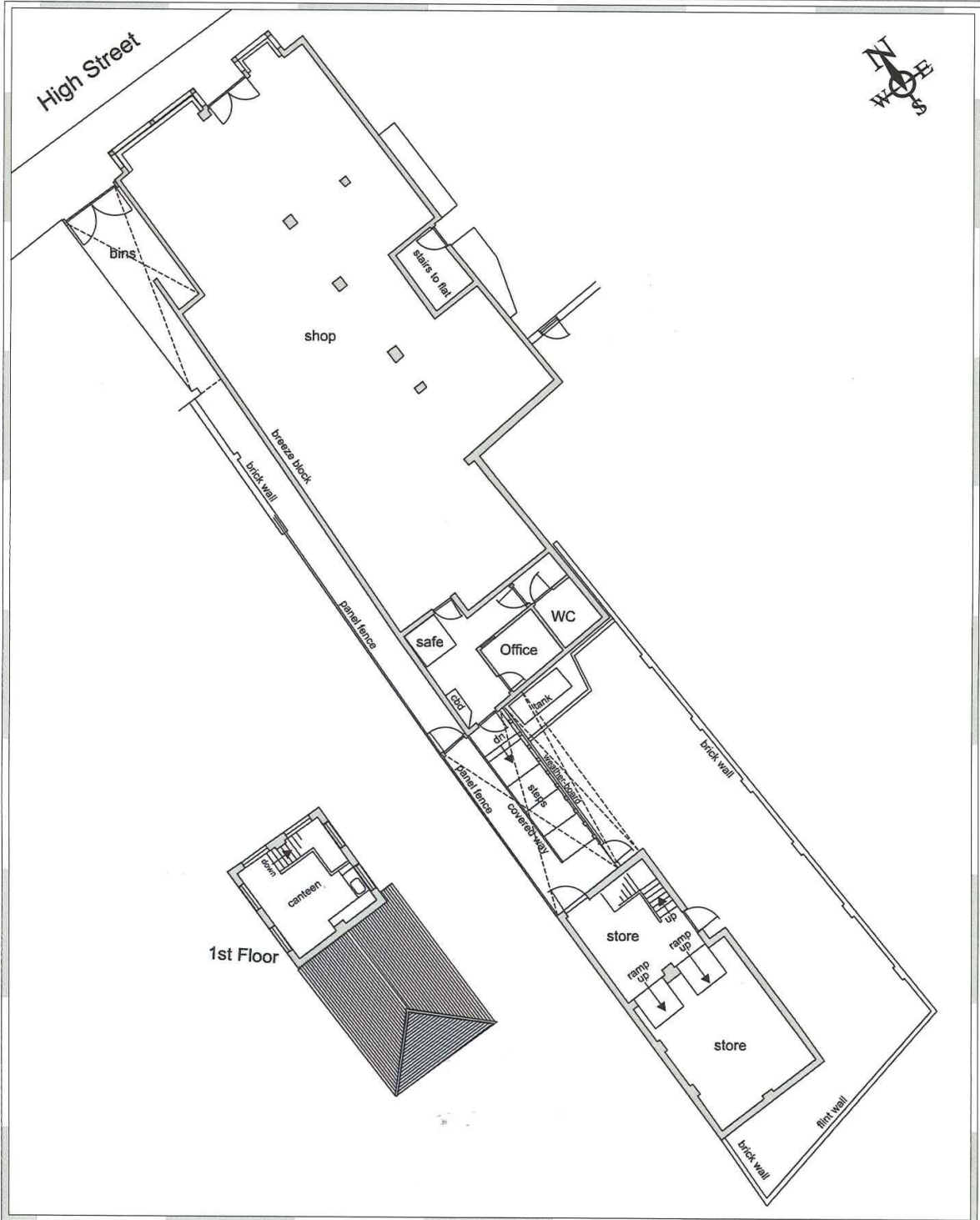
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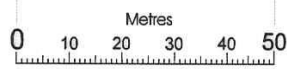
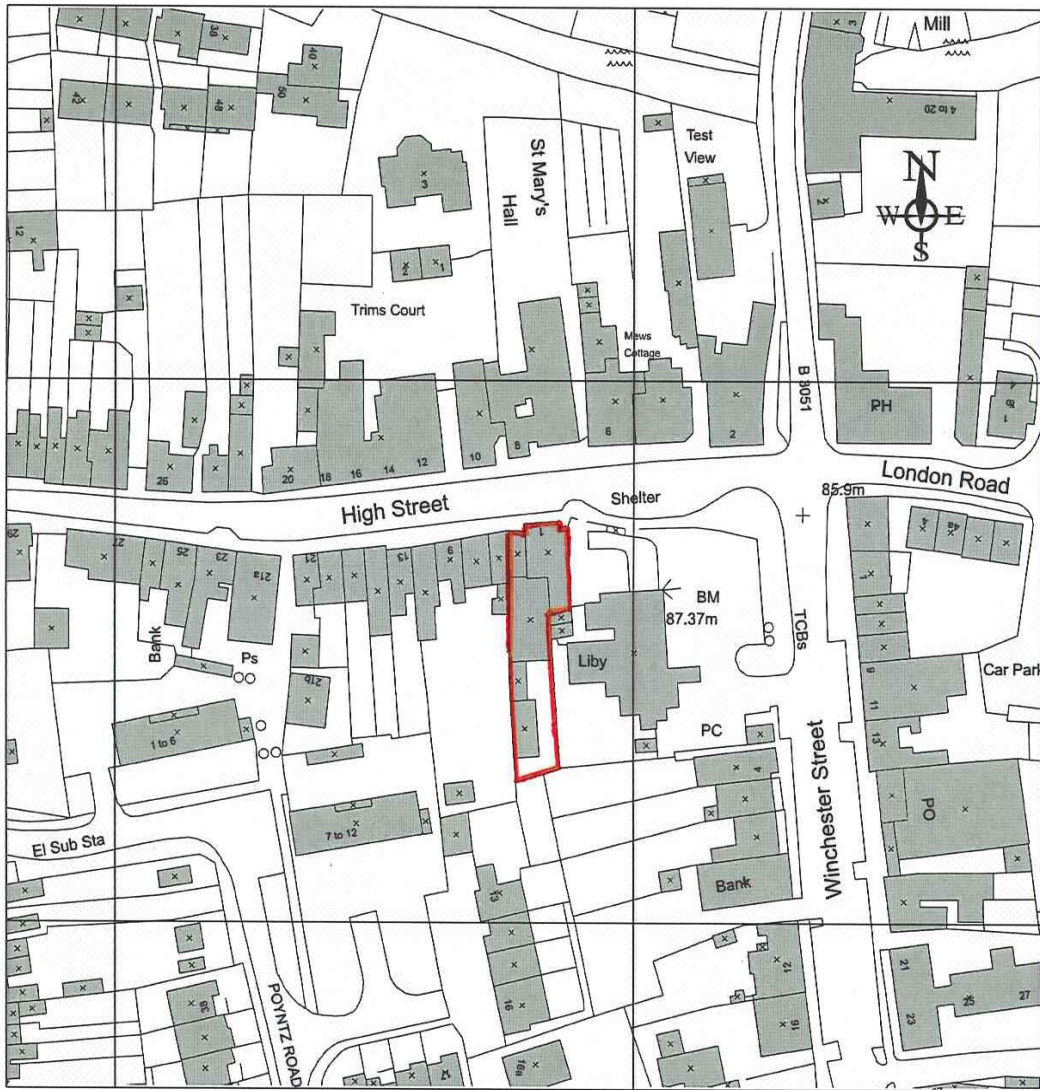
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The interpretation of drawings by use of scales should only be carried out by suitably qualified personnel or referred to McCoy Associates.

6-Oct-2007

Drawing-03





Scale 1:1250 (A4)

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Drawing-01