

GRADE II LISTED 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.



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

Lounge/living area	3.7m	x	4.3m
Kitchen	2.9m	x	3.7m
Dining Area	3.4m	x	3.7m
Bedroom 1	2.9m	x	4.2m
Bedroom 2	2.7m	x	4.4m
Bedroom 3	3.7m	x	2.5m
Bathroom	3.5m	x	3.7m

PRICE

Guide price of £650,000 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 £33,750 per annum exclusive.

EPC

Not applicable due to the Grade II Listed status.

VAT

We understand the property is not elected for VAT purposes.

BUSINESS RATES

Non-domestic Rateable value	£23,000
Uniform Business Rate	.48p/£
Business Rates payable	£11,040

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 may be grounds for appeal due to the reduced floor area for the commercial element.

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

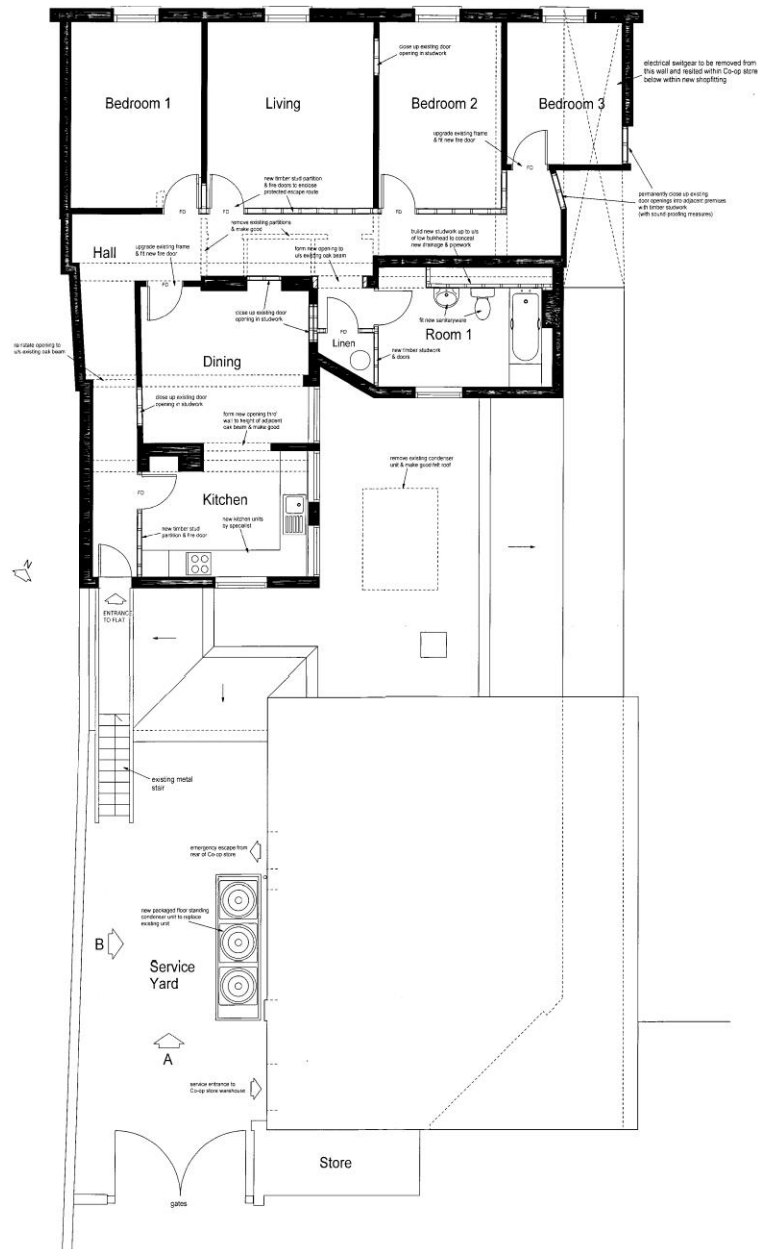
russellware@londonclancy.co.uk

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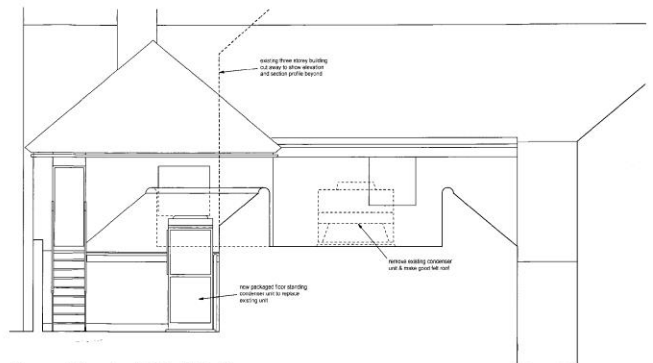
a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

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.

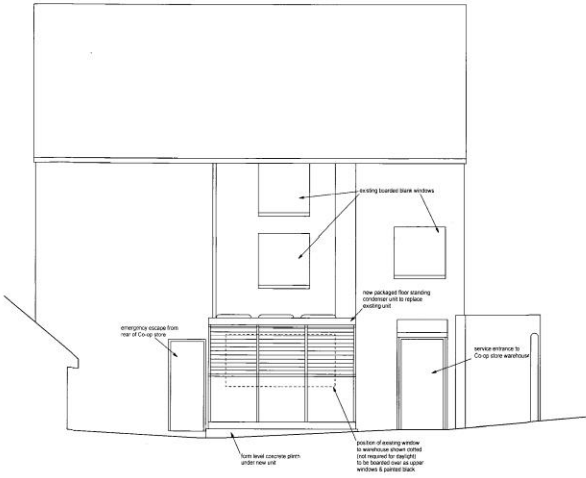
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NB: Whole of first floor within new flat to be upgraded to provide one hour fire separation and sound attenuation to meet Building Regulations requirements. Existing floor boards (mainly modern replacements) to be removed and replaced with composite particle board, laminated flooring panels with integral resilient layer, sound absorbing insulation placed between joists and two layers of plasterboard to ceiling below where shop cannot cut during planned interior refurbishment works.



Proposed Elevation 'A' (South-East)



Proposed Elevation 'B' (South-West)

The drawing is the copyright of the Architect and may not be reproduced without permission, except by Local Planning Authorities for planning purposes.
 Figures dimensions to be taken as preference to scale.
 Dimensions to be taken as indicated on drawings with centimeters.
 No liability for this drawing will be accepted without the prior written consent of the Architect.
 Ground floor slab, foundation, concrete etc. shall not be taken as shown in this drawing and requires of ground conditions or control prior to work commencing.
 Responsibility is transferred when ground conditions are agreed and drawings may be necessary in the light of soil conditions found.
 The responsibility for establishing the soil and subsoil conditions rests with the Contractor.

07/01/05-11BC
 10 SEP 2007

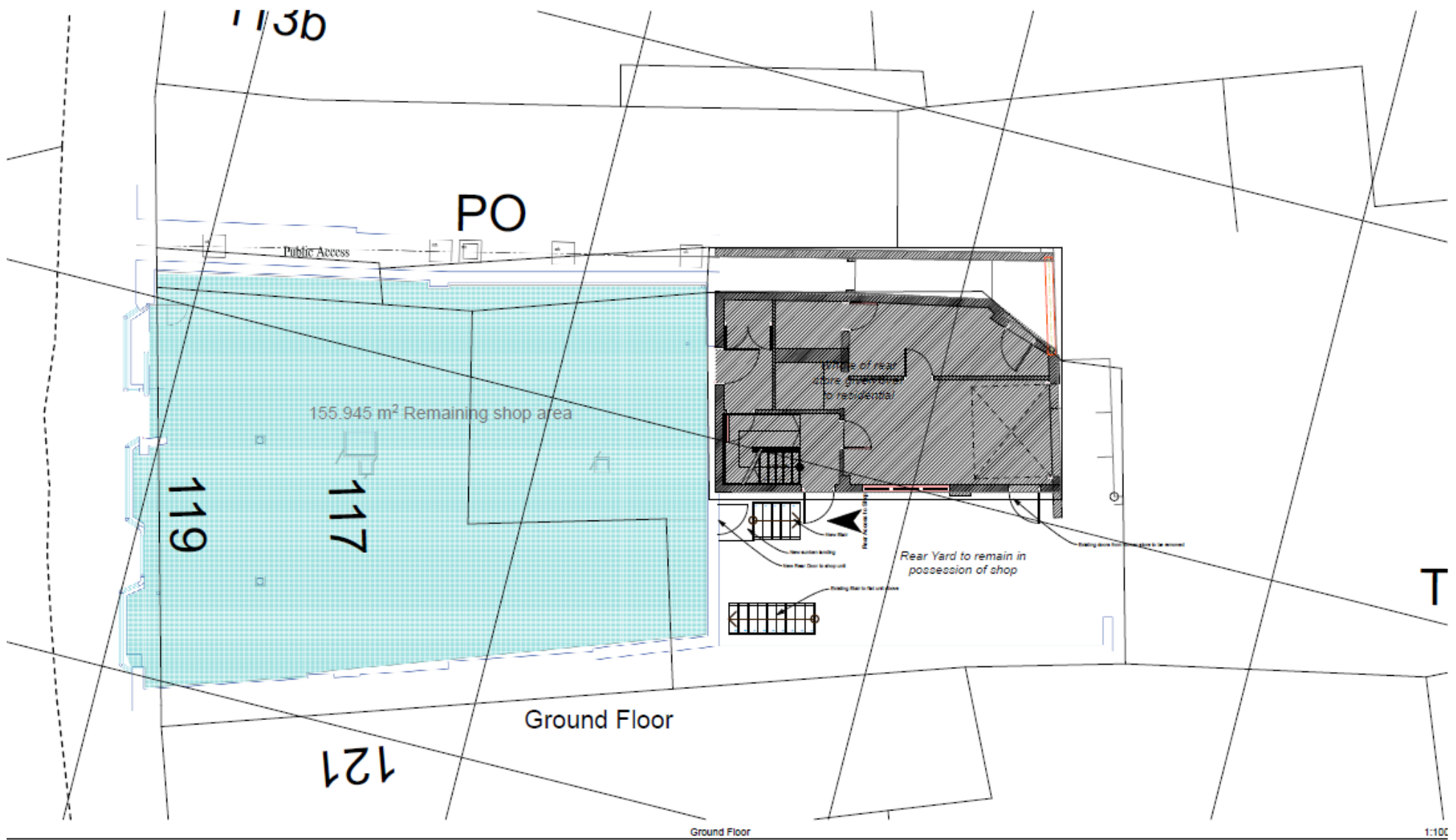
B - Service yard established based on survey, site elevation noted, new condenser unit relocated.
 A - Existing condenser unit installed on elevation.
 17-09-07
 27-07-07
 0:00

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drawing no.	rev.	date	scale(s)
2716/201	B	JUL 2007	1:50

client
 SOUTHERN CO-OPERATIVES LTD.
 project
 PROPOSED CONVERSION TO FLAT OVER
 CO-OP COMMUNITY STORE, 117/119 HIGH STREET
 ODIHAM, BASINGSTOKE, HAMPSHIRE RG29 1LA
 drawing
 PROPOSED FIRST FLOOR PLAN
 & REAR ELEVATION



1:100