

CLASS E PROPERTY



Red House, High Street, Hartley Wintney, Hook, RG27 8PE

Retail unit in prominent High Street location

Summary

Tenure	To Let
Available Size	825 sq ft / 76.65 sq m
Rent	£28,500 per annum
Rates Payable	£11,238.75 per annum
Rateable Value	£20,250
EPC Rating	C (51)

Key Points

- Highly prominent location on A30
- Well presented internally
- Rear access plus rear parking space
- Front forecourt

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DESCRIPTION

The subject property occupies a prominent position on the London Road / A30, a very short distance from the main retail centre along High Street in Hartley Wintney.

The unit is self-contained, and presented in mainly open plan format, with the benefit of suspended ceiling / LED lighting, and a kitchenette facility.

There is a private WC.

The unit includes a single parking space at the rear, with side access / rear delivery, and a generous open forecourt to the front of the building. There is customer car parking immediately to the front of the building, in addition.

The unit has been occupied as a Pet Supplies operation for the last 22 years or so, but is suited to a range of general retailing uses, within the expanded Class E.

ACCOMMODATION

The accommodation comprises the following areas: Plus private WC.

Name	sq ft	sq m
Ground - Left Side	355	32.98
Ground - Right Side	473	43.94
Total	828	76.92

TERMS

Available on new lease terms.

RENT

Offers in the region of £28,500 pa exclusive.

EPC

Details upon application.

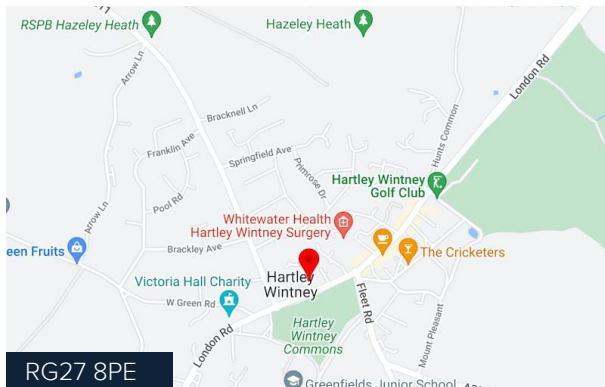
LEGAL COSTS

Each party to pay its own legal costs incurred in the transaction.

BUSINESS RATES

Rateable value - £22,250 per annum

Rates payable - £11,238.75



Viewing & Further Information

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