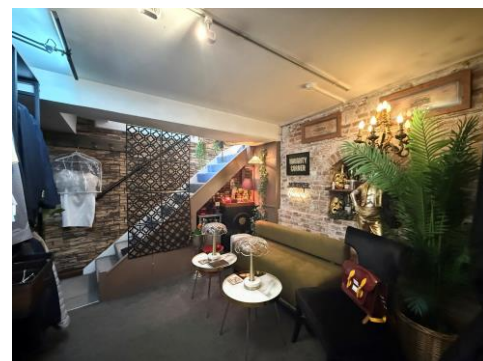
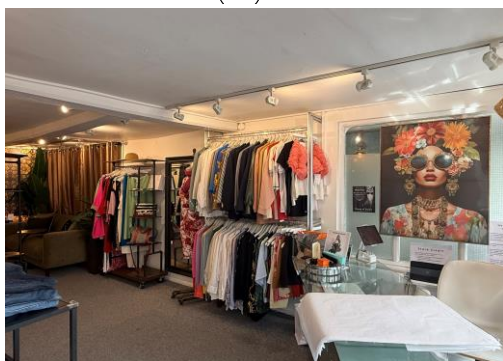




KEY FEATURES

- To Let – very well-presented period retail unit
- Hampshire market town of Alresford
- Quoting rent - £12,500 pax
- 100% small business rates relief
- 392 sq. ft. over ground floor and basement
- New lease offered
- Grade II Listed building
- EPC – C (64)
- WCs (x2)



The property comprises an attractive ground floor retail unit with additional accommodation at basement level, currently fitted and trading as a specialist clothing boutique. The ground floor provides an open-plan sales area with a traditional glazed shop frontage onto Broad Street, together with track lighting and a contemporary fit-out along with changing rooms and a WC. Stairs lead to a very nicely converted basement, providing further useful retail/showroom accommodation with additional display areas and WC facilities. The basement has been finished to a good standard and provides considerably more usable space than a typical ancillary storage basement. The premises would suit a variety of retail and other commercial occupiers, subject to any necessary consents. The existing occupier's clothing stock may also be available by separate negotiation.

SITUATION

19 Broad Street occupies a position in Alresford town centre, within one of the town's principal retail areas. Broad Street is an attractive and established commercial location, characterised by a mix of independent retailers, cafés, restaurants and professional businesses, together with nearby national occupiers. Alresford is an affluent and highly regarded Hampshire market town, situated approximately 7 miles east of Winchester, with good road connections via the A31 to Winchester, Alton and the wider regional road network. The town benefits from a strong local catchment as well as regular visitor and tourist trade.

ACCOMMODATION

Trinity Rose Commercial have undertaken a measured survey which identified an area of 392 Sq. Ft.

TENURE

To let on a brand-new lease on terms to be agreed at a quoting rent of £12,500 pa exclusive of any service charge, VAT, utilities, buildings insurance apportionment and business rates liability, as applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £8,600 from 1st April 2026 suggesting eligible occupiers can benefit from 100% Small Business Rates Relief (SBRR).

LEGAL COSTS AND VAT

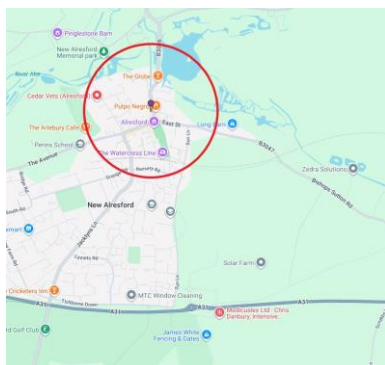
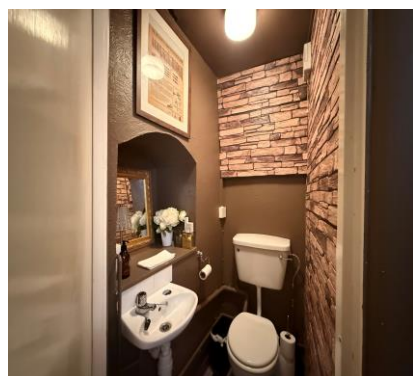
Each party is expected to bear their own legal costs in any transaction. It is to be established if the property is elected for VAT purposes.

EPC

Rated C (64) for energy efficiency.

VIEWINGS

All enquiries should be made via 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. September 2026.

