

RETAIL UNIT SET ON A BUSY SHOPPING ROAD WITHIN BORDON TOWN CENTRE



commercial property consultants

TO LET ***2 Rear Parking Spaces**

773 ft² (71.82 m²) plus rear store room

**26 CHALET HILL, BORDON, HAMPSHIRE,
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- ▶ **Prominent Retail Unit (class E) with Rear Store Room**
- ▶ **2 Parking Spaces to the Rear of the premises**
- ▶ **Bordon is a Town Undergoing MAJOR Housing Development**
- ▶ **Toilet Facility**
- ▶ **Could Suit a Variety of Uses**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Chalet Hill is located in the heart of Bordon Centre, the west end of Chalet Hill is known for its variety of local shops and traders, having legal parking spaces immediately outside the shops, and a captive audience heading to and from the local schools and estates located to the east of the road. The road joins the B3002 High Street that runs through the centre of Bordon, which in turn connects to the Petersfield Road to the South of the town and excellent access onto the A3 a major arterial road leading to Petersfield/Portsmouth to the South and Liphook/Guildford/London to the North.



Various other retail uses within busy Chalet Hill

DESCRIPTION

The property comprises a Retail Lock-Up Shop rectangle in shape, with a rear store room, toilet and rear access leading to parking for around 2 vehicles.

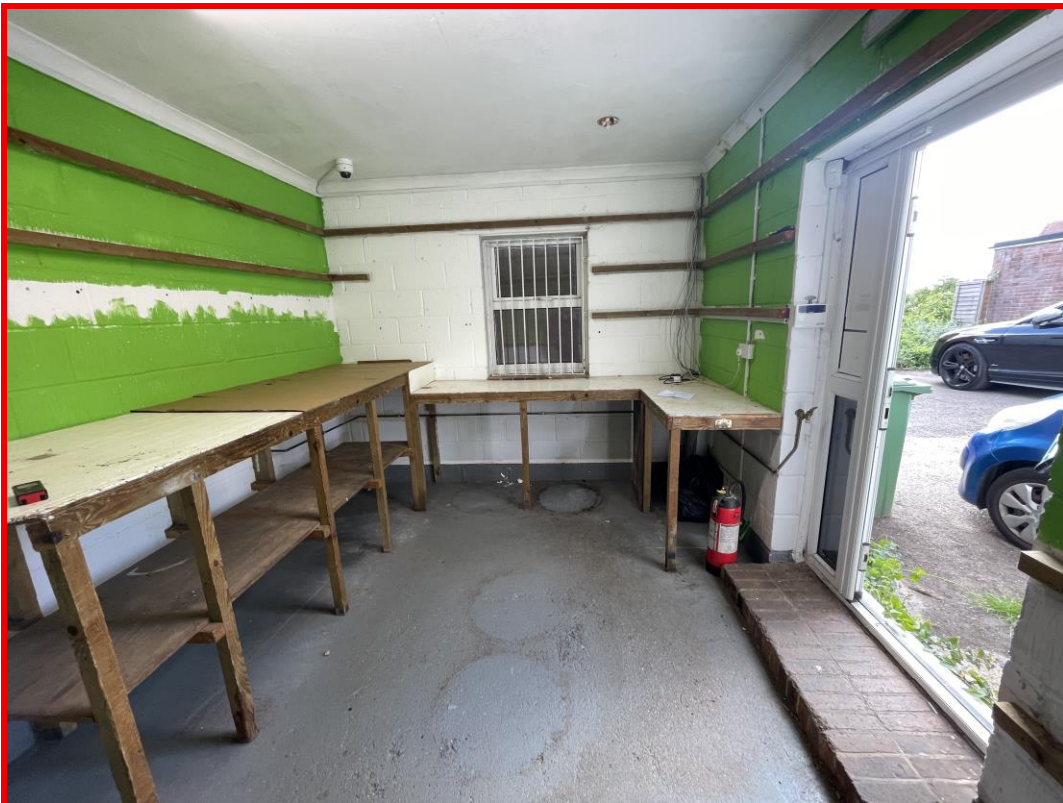
ACCOMMODATION

Approximate measurements and floor areas as follows:-

Shop/Sales Area	773 ft ²	71.82 m ²
Rear Store Room	148 ft ²	13.76 m ²
Total Area	921 ft²	85.58 m²



Shop/Retail Area



Rear Store Room Served by Extra Width Access Door

LEASE Available on a new lease, with length of term by agreement.

RENT A rent of £16,750 pax.

BUILDINGS INSURANCE To be confirmed.

VAT We understand from our clients that the premises are not elected for VAT, so VAT will not be chargeable on the rent.

USE The property is a retail unit, so we believe this will come under a Class E classification, however, interested parties are advised to check this with East Hampshire District Council if required on 01730 266551.

OCCUPATION TIMING The unit offers vacant possession.

BUSINESS RATES A rateable value of £15,500 which equates to approximate rates payable of £5,921 for the year March 2026/2027, however we recommend interested parties check the rate details with East Hampshire District Council if required on 01730 266551, as we understand that many authorities are offering transitional rates relief following the 2025 Autumn budget changes.

ENERGY PERFORMANCE CERTIFICATE (EPC)



FURTHER INFORMATION AND/OR VIEWING

Strictly by appointment with the **Sole Agent**:

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