



**TO LET/FOR SALE**

Ground Floor And Basement 34 Lavant Street  
Petersfield, Hampshire, GU32 3EF



## Key Features

- Petersfield is an attractive market town strategically located on the A3.
- Situated in a busy area near the train station, with public on-street parking
- Corner position with return frontage
- High-quality new build with contemporary finish externally
- Open plan sales area finished to a shell condition and services capped
- Separate basement storage which is available - 323 sq ft
- New FRI lease available (targeting completion of works Q3 2026)
- Rent £35,000 pax
- Alternatively the property could be purchased at a guide price of £400,000 stc
- The town offers a wide range of food and beverage including Waitrose, Gails Bakery, Mint Velvet, Crew Clothing, Café Nero and Annie Jones

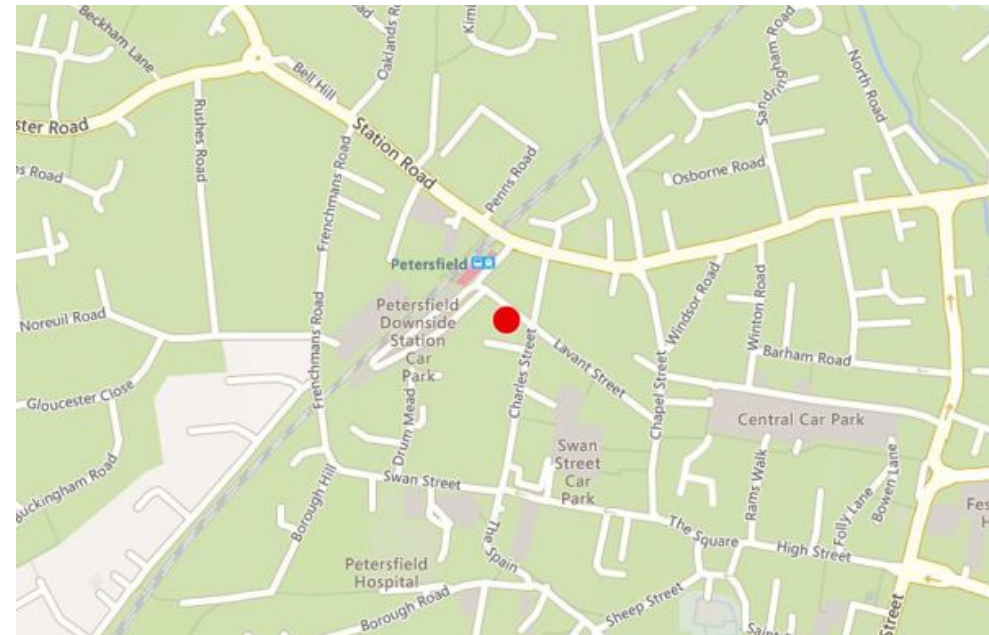




## Location & Situation

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

The property is situated in Petersfield town centre on the southern side of Lavant Street, opposite the train station. The town offers a wide range of retail and food & beverage including Waitrose, Gails Bakery, Mint Velvet, Crew Clothing, Cafe Nero and Annie Jones.





## Description & Accommodation

Once constructed the ground floor Café will form part of a prominent landmark building with three floors of office accommodation above and a basement below. The overall finish of the building will be high-quality and contemporary. The Café will be finished to a shell condition with services capped.

We understand the accommodation will have the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor	1,414	131.36
Basement	323	30.01
Total	1,737	161.37

### spt Landscape Strategy





## Rateable Value

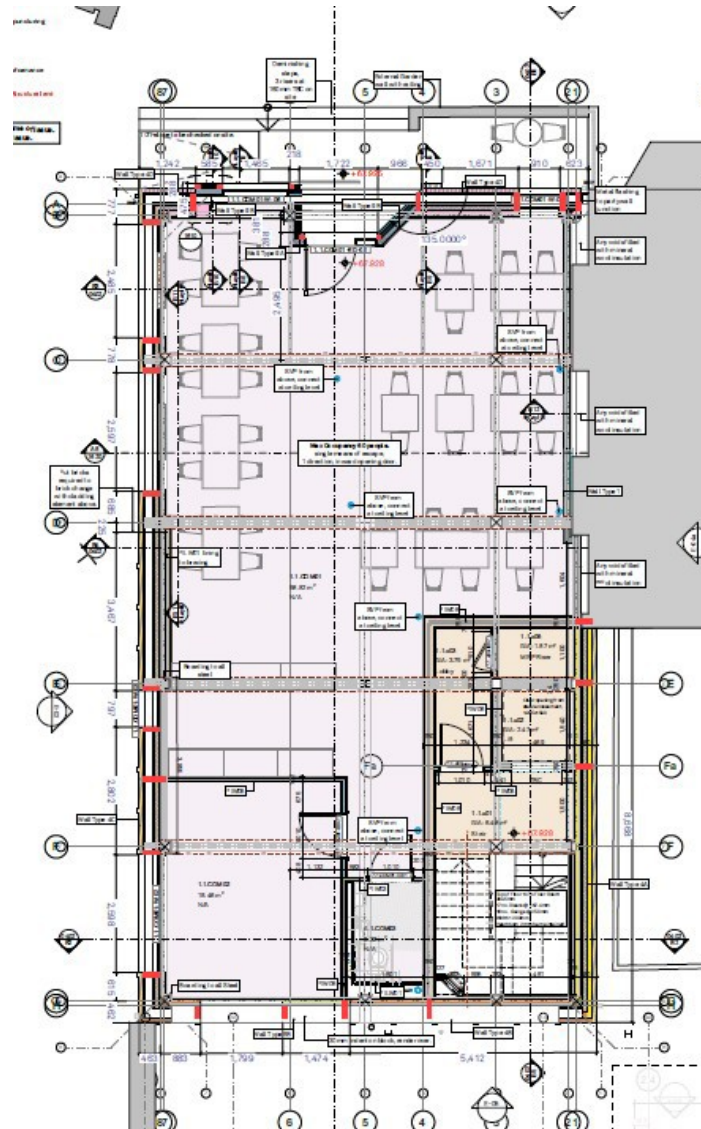
To be assessed.

## EPC

To be assessed.

## Planning

We understand the premises benefit from planning consent for a Cafe (Use Class E(b)) on the ground floor as defined by of the Use Classes Order 1987 (as amended).



FLOOR PLAN For identification purposes only.



GOAD PLAN For identification purposes only.



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## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £35,000 per annum exclusive. Alternatively the property could be purchased at a guide price of £400,000 stc.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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24 October 2025

