



#### TO LET

Office / Retail Unit  
129 sq ft (12.00 sq m)

- Popular High Street
- Prominent Location
- Close to Local Amenities
- Pedestrian Access from High Street
- Access to Kitchen & WC
- Broadband Included in Rent.

# No. 2, Clarendon Terrace

High Street, Stockbridge, SO20 6EY



## LOCATION

Stockbridge benefits from good road communications with access via the A30 to the A303, A34 and M3 motorway. 2 Clarendon Terrace is situated in a prominent position on the northern side of the renowned Stockbridge High Street, which is famous for its range of specialist shops. Local amenities include a Post Office, schools, church, public houses and hotels.

## DESCRIPTION

A shop / office fronting Stockbridge High Street. There is a communal kitchen and toilet facilities on the ground floor.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## ACCOMMODATION

Shop / Office **129 sq ft**(12.00 sq m)

## RENT

£470 per calendar month (to include Broadband).

## VAT

Rent exclusive of VAT.

## LICENSE TERMS

The property is available on a License to Occupy. The term is open ended and one months' notice is required to end the agreement at any time. There is a service charge payable towards the upkeep and maintenance of the common areas.

## BUSINESS RATES

Rateable Value: £1,600.\*

Rates payable for year ending 31/03/26:  
£798.40.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

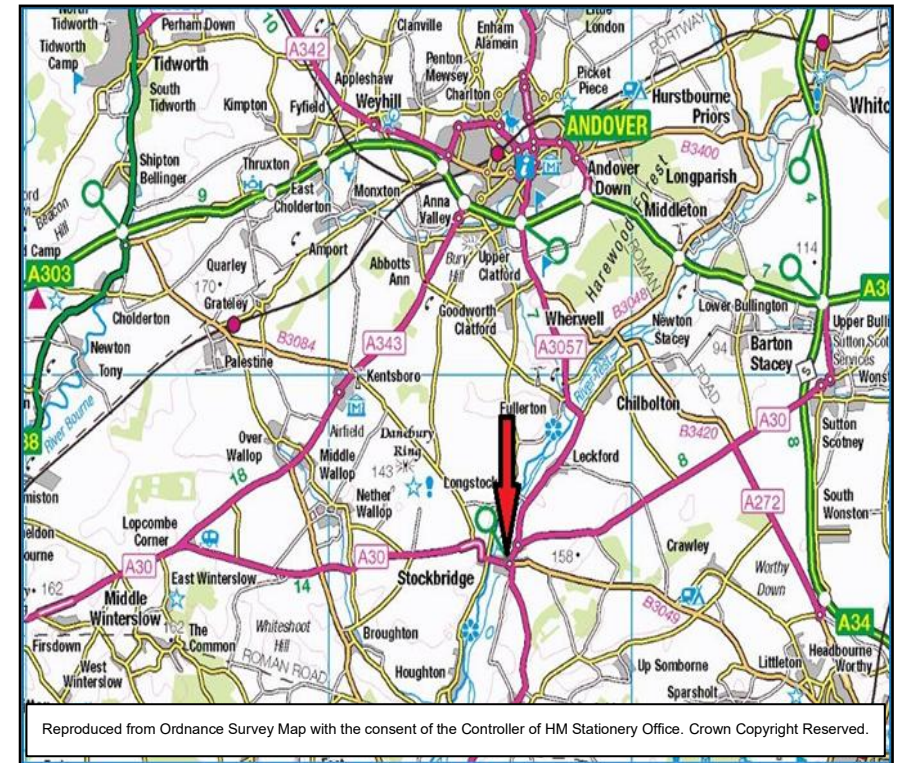
## ENERGY PERFORMANCE

The property has an EPC rating of E125.

## VIEWING

Strictly by appointment only.

Ref: DGHS/LH/A1230



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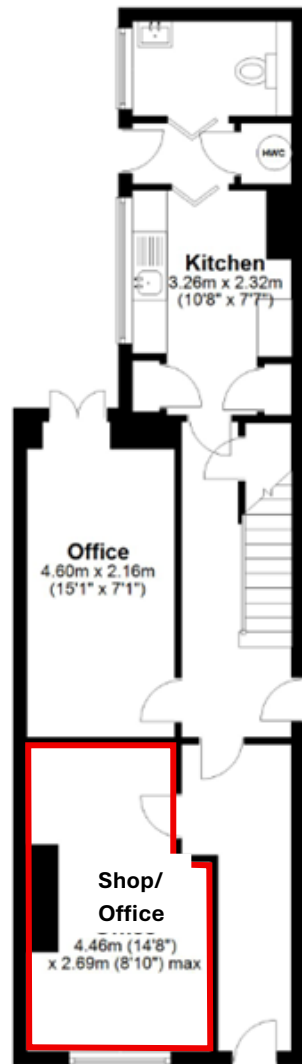
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**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

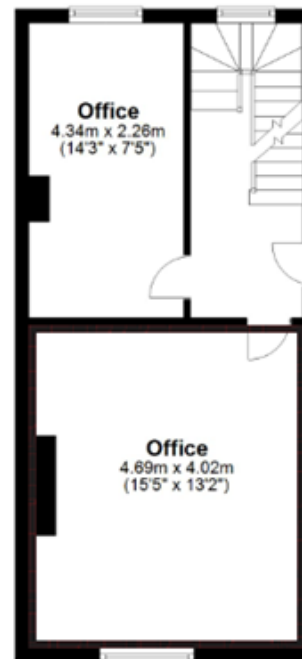
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# 2 Clarendon Terrace Floor Plan

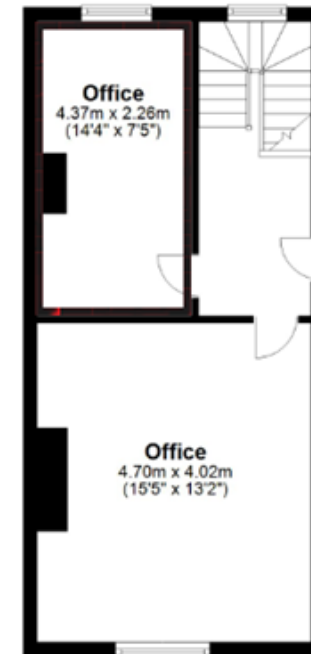
Ground Floor



First Floor



Second Floor



The extent of the property is outlined red.

Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

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Measured and drawn to RICS guidelines  
Plan produced using PlanUp.