

MIXED USE INVESTMENT WITH DEVELOPMENT POTENTIAL – FOR SALE



12 Normandy Street, Alton GU34 1BX

Price: £440,000

147.4 sq. m (1,586 sq.ft)

- Passing Rent £43,000 per annum (of which £19,200 per annum commercial)
- Ground Floor Retail Unit with Residential Uppers
- For Sale
- Allocated Car Parking
- Rear Garden with Potential

Description

The property comprises ground floor retail accommodation split into two separate demises, with internal stairs leading to a maisonette above.

The retail accommodation provides useful ancillary accommodation to the rear.

There is a garden to the rear of the property incorporating a rear store. In our view, this offers development potential subject to all necessary consents. A car parking space is provided at the property.

The property is Grade II Listed.

Location

The property is located in Alton, an attractive and historic market town situated approximately halfway between the city of Winchester to the south west, and the town of Farnham to the north east.

The building is positioned along an arterial route a short distance from the High Street. Nearby occupiers include: Hamptons, Santander, Betfred, Waterstones and Boots.

Alton benefits from excellent transport communications, with a direct train service to London and the A31 providing access south to Winchester and north to Guildford and the national motorway network.

VAT

We are advised by the owners that the property is NOT VAT elected.

Business Rates

The ground and first floors currently have a combined rateable value of £25,750. For further information on business rates, visit the Valuation Office Agency Website.

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

The property has a current EPC rating of C (68).

Planning

We understand that the property has a current Class E use class as defined by the Use Classes Order (as amended).

Price

The property is available to purchase freehold and subject to the occupational tenancies at a guide price of £440,000.

Areas

The property has the following approximate floor areas:

Area	Sq. M	Sq. Ft
Basement	3.2	34
Ground Floor	74.7	804
First Floor	39.4	424
Second Floor	30.1	324
Total	147.4	1,586

*Basement and ground floor measure on Net Internal Basis. Maisonette measured on Gross Internal Area.

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



Nick Holtby
01329 221199
nick.holtby@eddisons.com
Ref: 060125NH / Date: 06/01/25

For more information, visit eddisons.com
01329 221199



Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

