

PROMINENT CLASS E FREEHOLD FOR SALE

PETERSFIELD

4 HIGH STREET

Description

Petersfield is an affluent town located between Guildford and Portsmouth. It has good road connectivity, being in close proximity to the A3. Smaller towns nearby include Midhurst and Haslemere.

The main retail pitch within Petersfield is the Rams Walk Shopping Centre and the High Street. Rams Walk is anchored by **Waitrose**, with other tenants including **Mint Velvet**, **Waterstones**, **Vision Express** and **WH Smith** amongst others. On the High Street, notable tenants include **Caffe Nero**, **Mountain Warehouse**, **M&S**, **Superdrug** and **Boots** amongst others.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall and basement, mezzanine, first and second floors, providing the following approximate areas:

Ground Floor Sales	1,993 sq. ft.	(185.16 sq. m)
Basement Ancillary	358 sq. ft.	(33.26 sq. m)
Mezzanine Ancillary	349 sq. ft.	(32.42 sq. m)
First Floor Ancillary	1,117 sq. ft.	(103.77 sq. m)
Second Floor Ancillary	761 sq. ft.	(70.70 sq. m)
Total	4,578 sq. ft.	(425 sq. m)

The property has 3 car parking spaces. The property is in a conservation area. Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£540,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£47,500
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 82. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
 freddie.king@greenpartners.co.uk

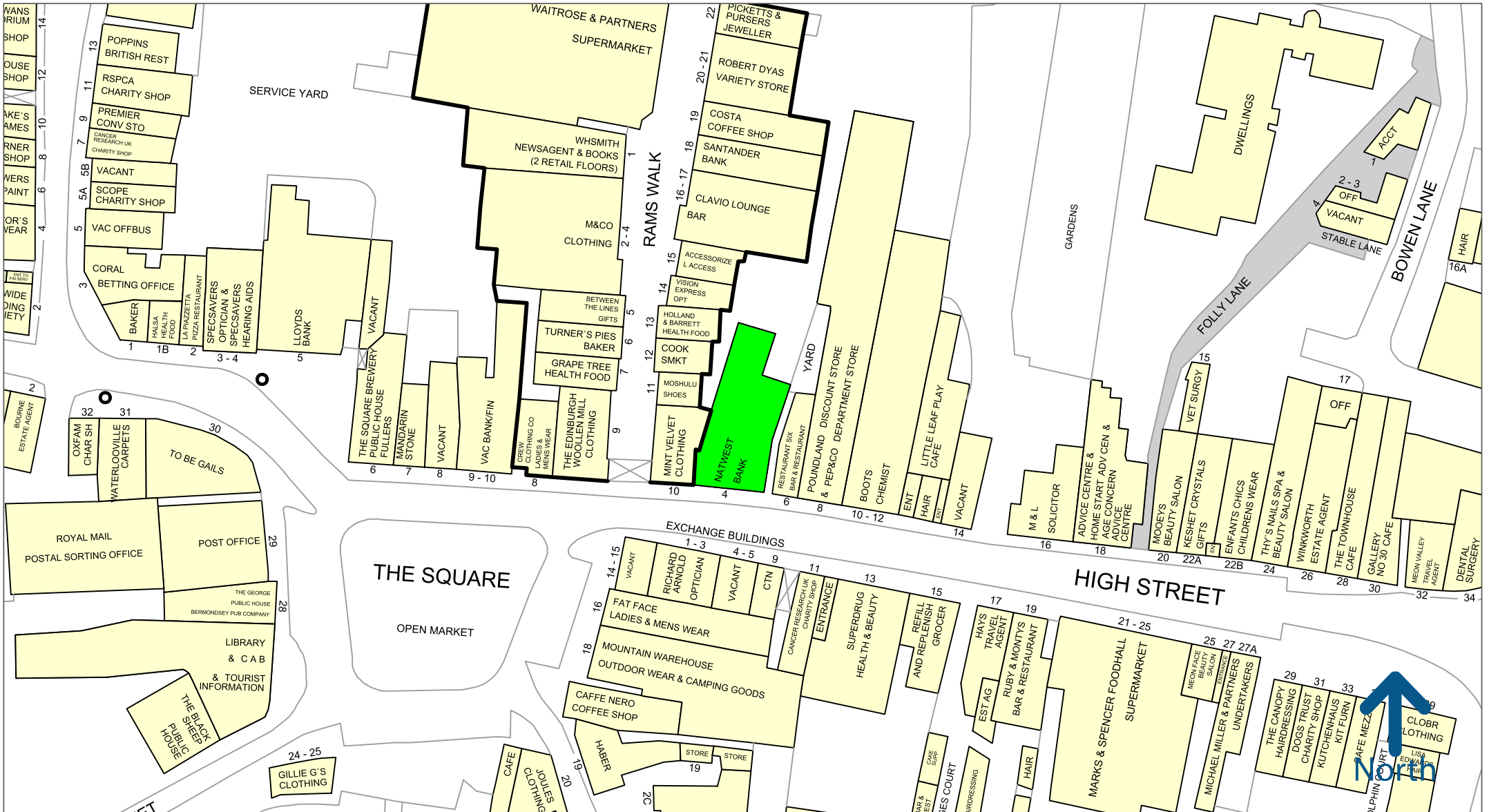
Mike Willoughby **07810 480291**
 mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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Experian Goad Plan Created: 25/07/2024

Created By: Green and Partners

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