



Hellards



At work in Alresford

20 West Street

ALRESFORD, HAMPSHIRE, SO24 9AT

Asking Rent £ 25,000 PCM

- Prime Frontage onto West Street
- Three Storey Period Building
- Ground Floor Retail Space
- First Floor Office Space
- Attic Room
- Kitchenette and Cloakroom
- Cellar
- Private Rear Courtyard
- New 10 Year Lease



An attractive period building located centrally in West Street, one of the two prime retail streets in Alresford renowned for its array of independent retailers. The property is flanked by "Hair Care" and "New Era Travel". Station Road is almost opposite with the primary access to The Watercress Line Station which is a prime, all year round, tourist attraction. The Co-Op supermarket and Post Office are located at the foot of West Street, whilst Tesco is located in Broad Street, the other prime retail street.





This three story property enjoys a glazed frontage at street level in West Street. The primary retail area extending back about 7m. with a doorway to the cellar. Behind is an area previously used as a secondary retail area 4.8 x 2.8m., with a kitchenette area 2.8m and a WC to the rear.

First Floor office: About 4.3m x 4m, secondary office about 2m by 1.8m

Second Floor: Open plan attic room 4.3m x 5m.

Outside: The property enjoys a private paved walled rear garden which is fully enclosed.

Services: All mains services are available.

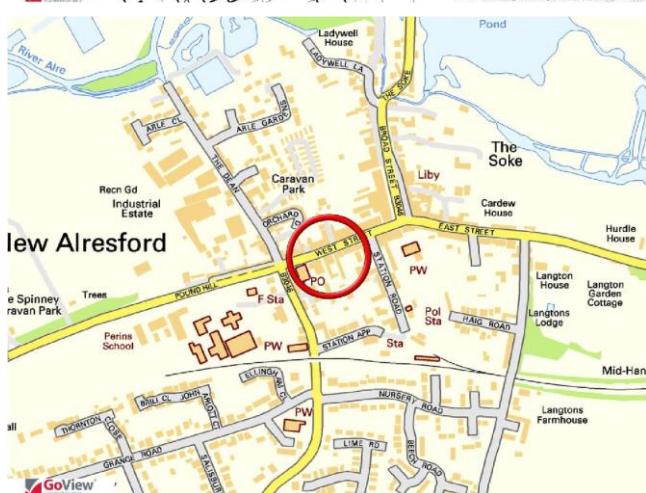
Business Rates (1 April 2023) £1997.56 for the current year.

Lease: A new 10 year lease is available.

Rent guide: £25,000 p.a. payable quarterly in advance.

Deposit: For a "new business" one quarter years rent will be held as a security deposit for the first two years of the term.

Note: The property is scheduled to have a roof overhaul in the summer of 2023 at the Landlords expense.



Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A to G. The scale is labeled with percentage ranges on the left and letters on the right. A green arrow points to the '71' mark on the scale, indicating the current rating for England & Wales.

Rating	Percentage Range	Current Rating	Potential
A	92-100	92-100	
B	81-91	81-91	
C	69-80	69-80	
D	55-68	55-68	
E	39-54	39-54	
F	21-38	21-38	
G	1-20	1-20	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333

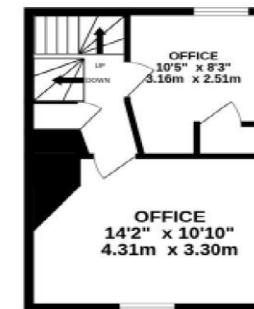
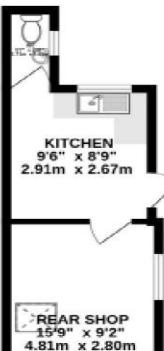
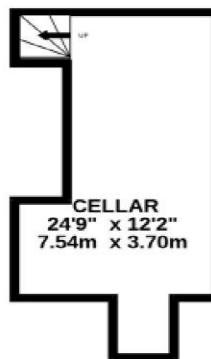
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

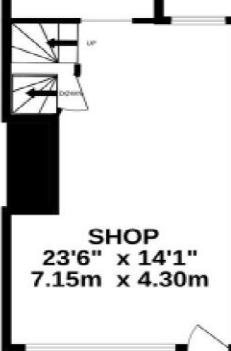
BASEMENT

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx

1ST FLOOR
286 sq. ft. (26.5 sq. m.) approx.



2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx



TOTAL FLOOR AREA : 1297 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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