

Hellards



At home in Alresford

West Street

ALRESFORD, HAMPSHIRE, SO24 9AU

Asking Rent £ 12,750 per annum

Valuable Retail Shop

10 Year Lease

EPC D

Valuable retail shop unit available in West Street Alresford, prime position opposite the Co Op / Alresford Post Office. Predominant glazed frontage to West street.

New 10 year lease available commencing Septembers 2022 at £12,750 pa .

Internal repair & external decorating responsibilities on the tenants part, together with annual property insurance.

The existing business that has been serving Alresford for 20 years may be available by separate negotiation due to the pending retirement of the current directors, please enquire with the selling agents.

The inside of the property comprises; Main retail sales area with full height glazed window onto West street, rear store area opening to kitchenette /store, WC off. Door from store to rear yard opening into Evelyn Mews courtyard , pedestrian access only to the rear into The Dean.

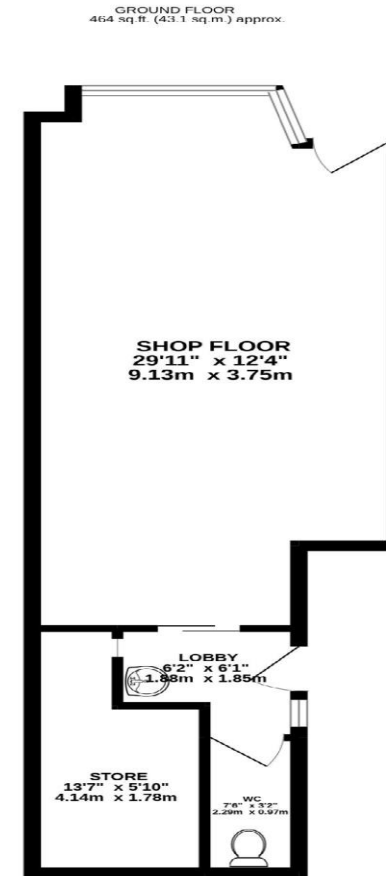
Viewing ; Strictly by prior appointment

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

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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.



TOTAL FLOOR AREA - 464 sq ft (43.1 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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