

CLASS E OPPORTUNITY

ALTON

38 HIGH STREET

Description

Alton is a town located in Hampshire, England. It is situated in the southern part of the country, approximately 15 miles east of Winchester and 25 miles southwest of Guildford. Alton is nestled in the scenic Hampshire countryside and is part of the South Downs National Park.

The subject property is located on High Street near the junction Market Street, some of the local retailers include **TSB Banks, Costa Coffee, Waterstones, Boots and Greggs.**

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 with first floor providing the following approximate areas:

Ground Floor Sales	1,885 sq. ft. (172.33 sq. m)
Ground Floor Ancillary	1,315 sq. ft. (122.17 sq. m)
First Floor	568 sq. ft. (52.77 sq. m)
Total	3,738 sq. ft. (347.27 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 28 September 2025. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£52,800

per annum exclusive.

Subject to Contract



Business Rates

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

Rateable Value	£35,750
UBR (23/24)	0.499p

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

EPC

This property has an EPC rating of C. 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:

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In partnership with:



