

PROMINENT TOWN CENTRE RETAIL PREMISES

Approximately 2,000 sq ft

Available on NEW LEASE or FOR SALE

6 Vicarage Hill, Alton, Hampshire, GU34 1HT



- o Prominent corner site with substantial return frontage
- o Adjacent to public car park and county library
- o Easy access to main A31
- o Within 1/2 mile of mainline railway station
- o Currently fitted as gentleman's outfitters/formal wear hire
- o Separate storage access

Accommodation

(approximate measurements taken in accordance with RICS code of measuring practice)

Ground floor Shop	Frontage (excluding return)	30 ft	9.1 m
	Internal width (max)	27 ft 6 in	8.4 m
	Shop depth	37 ft	11.3 m
	Built depth	46 ft 2 in	14.1 m
	Current sales area	978 sq ft	90.9 m
	Rear office	146 sq ft	13.6 sq m
	Side/Rear storage	250 sq ft	23.2 sq m
	Two changing rooms		
	WC & staff facilities		
First floor	Showroom	415 sq ft	38.6 sq m
	Rear workshop/store	155 sq ft	14.4 sq m
TOTAL		1,944 sq ft	180.6 sq m

Rates

Interested parties are advised to make their own enquiries of the Rating Authority, East Hampshire District Council, 01730 266551.

EPC

An Energy Performance Certificate (EPC) has been undertaken and is available for this property on request. On the Rating Scale o A to G the Rating is E106.

Terms

The accommodation is available freehold with vacant possession on completion. Price guide on application.
 Alternatively, consideration will be given to a new, 5 year lease. Rental guide on application.

Viewing

Strictly by appointment through Agents:-

Glanfield Holmlund

email: glanfield.holmlund@talk21.com

telephone: 01420544117

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.
Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.