



KEY FEATURES

- Ground floor retail unit - To Let
- Quoting Rent – £10,000 pax
- Net internal area – 476 Sq. Ft
- 100% Small Business Rates Relief
- No VAT payable or service charge
- Kitchen & shared WC
- Available immediately
- Other uses considered subject to planning
- 1 parking space included



The available retail unit, formerly a café / coffee shop comprises three ground floor rooms, accessed from a central hallway entrance on Lenten Street or from the rear car park, where 1 parking space is included. To the right of the front entrance is a dual-aspect open-plan room with a separate doorway to the street (which could be let separately). This room is mirrored on the left-hand side and provides access to a kitchen at the rear of the building. The property is Grade II Listed and there are period features such as exposed beams which add character. Flooring is a mix of wood and laminate while lighting is a blend of ceiling-mounted fluorescent tubes and spotlights. There are communal WC facilities to the rear.

SITUATION

11-13 Lenten Street is located close to the centre of Alton, a traditional market town in East Hampshire that offers a mix of everyday amenities and a semi-rural setting. The town centre provides a range of businesses including supermarkets, high-street banks, cafés, and national chains alongside independent shops and pubs, giving it a functional but relatively modest retail offer compared to larger nearby centres. Alton is well connected, with a direct rail line to London Waterloo and access to the A31, making it popular with commuters. Winchester lies approximately 18 miles to the west, while the coastal city of Portsmouth is about 25 miles to the south-east. London is roughly 44 miles away, with train journeys typically taking just over an hour.

ACCOMMODATION

From plans provided, we have identified a useable area of 44.3 sq m / 476 sq ft.

TENURE

The property is available on a new FRI lease on terms to be agreed at a guide rent of £10,000 pa, exclusive of any business rates, utilities, service charge, VAT and other outgoings associated with the demise, as applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £8,100 from 1st April 2026 suggesting eligible occupiers will benefit from 100% small business rates relief. Government relief is available for the Retail, Hospitality and Leisure sector.

LEGAL COSTS AND VAT

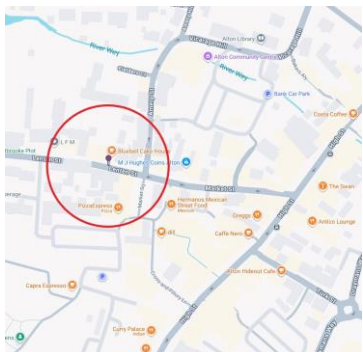
Each party is expected to bear their own legal costs in any transaction. The property is not elected for VAT purposes.

EPC RATING

Rated B (49) under certificate reference 2121-0857-9237-3604-7673.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 01962 888900.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. May 2026.

