



Ridgeway House, Station Road, Liphook, Hampshire GU30 7DW



## KEY FEATURES

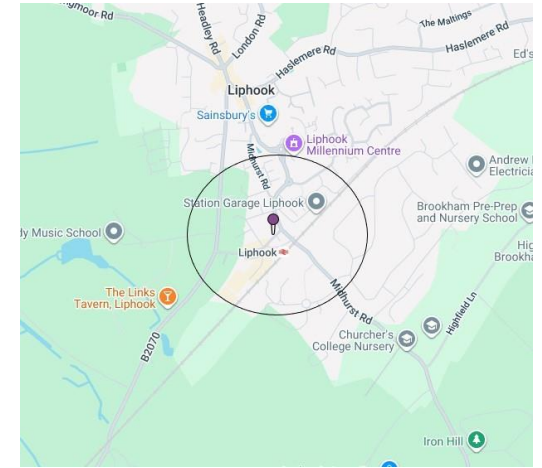
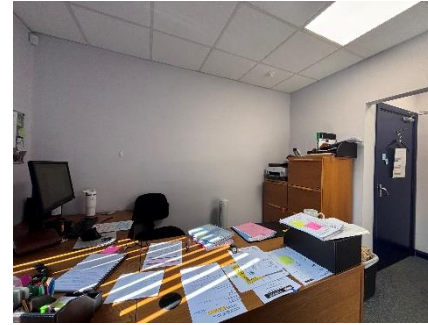
- Freehold sale with vacant possession
- Guide price - **£500,000**
- NIA of 298 Sq. M / 3,208 Sq. Ft
- Energy performance rating - D
- VAT exempt
- Five off-road parking spaces
- Potential redevelopment opportunity (STPP)
- Situated 200m from Liphook train station
- 2 miles from Bramshott and Griggs Green junctions of the A3
- Gas central heating
- Three phase electricity
- Goods lift (serves ground and first floor)
- Kitchen and WCs
- Storage container to rear
- Basement store / plant room
- Double doors to front elevation (H: 2.75m, W: 3.3m)

## DESCRIPTION

A unique and highly versatile opportunity, not to be missed! This is a detached, steel framed commercial property built around 30 years ago by the current occupier. It comprises block elevations under a pitched slate roof and is arranged over three floors plus a basement, lending itself to a variety of future uses, be that as commercial or residential (STPP). The ground floor currently provides various workshop/storage space (existing internal blockwork walls can be removed as non-structural), a small office and two WCs. The first floor is largely open plan (with a kitchen area) and there are further open plan offices on the second floor. To the front of the property is off-road parking for around 5 cars while to the rear is a handy storage container, which can be included or removed.

## SITUATION

Liphook is a large village (local population 7,129) located in East Hampshire near to the borders of Surrey and West Sussex and nestled within the South Downs National Park, offering picturesque countryside surroundings. Historically a coaching stop on the London to Portsmouth Road, today Liphook has a mix of historic charm and modern amenities, including a train station just a few hundred metres away with direct links to London, and a range of commercial premises and residential properties. Nearby towns include Alton (11 miles), Farnham (11 miles) and Petersfield (8 miles), and the A3 is located just a few minutes' drive away offering convenient road access both north and south.



## ACCOMMODATION

A measured survey has been undertaken which identified the following approximate areas:

Basement (reduced head height): 273.6 Sq. Ft

Ground floor: 1,398 Sq. Ft

First floor: 1,247.5 Sq. Ft

Second floor office: 289.76 Sq. Ft

**Total: 3,208 Sq. Ft / 298 Sq. M**

## TENURE

We are instructed to market the freehold interest at £500,000, subject to contract and vacant possession at completion.

## EPC RATING

The energy performance rating of the building is D (92), valid until June 2035.

## RATEABLE VALUE

Online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) indicates a rateable value of £21,000 effective from 1st April 2026. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

## LEGAL COSTS & VAT

Each party is expected to bear their own legal costs in this transaction.

The property is not elected for VAT.

## VIEWINGS

Viewings are strictly by appointment with the sole agents Trinity Rose Commercial on 01962 888900.



- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management

#### COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026.

