

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

T: 023 8000 2500 E: enquiries@rpullen.co.uk

**Commercial  
Property Consultants**

## **PROMINENT PRIME TOWN CENTRE SHOP**



- Market town with strong retail offering – national and local independents
- Prime location- close to Tesco Express, Co-Op, Coffee #1 & others
- Electric heating & A/C. Character building **EPC Band D**
- 2 storey building with rear garden – on street car parking

**TO LET OR FOR SALE**

**22 WEST STREET  
ALRESFORD SO24 9AT**

**Ground Floor Sales 381 ft<sup>2</sup> (35.40 m<sup>2</sup>)**

**First Floor Sales 355 ft<sup>2</sup> (32.98 m<sup>2</sup>) plus stores**

[www.rpullen.co.uk](http://www.rpullen.co.uk)

STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

The property is situated in the central section of West Street, Alresford, the prime retail location of the town. Alresford is a popular market town which has become a destination of speciality shops as well as providing traditional daily shopping. The town is approx 7.5 miles from Winchester and 11 miles from Alton. The town benefits from various restaurants and coffee shops and is close to the railway station for the Watercress heritage line. There are various national and independent retailers close by including Tesco Express, Co-Op, Rawlings opticians, Coffee#1 together with various fashion shops, estate agents, pubs and Hotel.

There is on-street car parking in West Street and Broad Street together with a public car park serving the town centre in Station Road.

## Description

The property comprises a two storey Grade II listed property providing retail accommodation on both floors. To the rear of the property, also with separate access from West Street, is an enclosed rear lawned garden.

- Prime location in West Street
- On street car parking
- Close to national and independent retailers
- 2 storey retail, potential for residential use on F1F.
- Laminate floor, electric heating and A/C
- Enclosed rear lawned garden

## Energy Performance Certificate

The property has an energy performance asset rating of 99 (band D). A copy of the certificate is available for inspection.



## Accommodation Summary

The property has been measured on a net internal basis, as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Sales Area	35.40	381
Store room/kitchen	10.78	116
WC		
<b>First Floor</b>		
Retail/office	32.98	355
Store room	4.83	52
<b>Basement</b>		
Store	20.90	225





## Business Rates

The VOA have assessed the business premises on the 2023 Rating List with a Rateable Value of £20,750

Prospective occupiers should make enquiries direct of Winchester City Council as to the level of rates payable.

## Lease Terms

The property is available to let on the basis of a new full repairing and insuring lease for a term to be agreed.

## Rent

£24,000 pa exclusive. Subject to contract

## Freehold

The freehold is also offered for sale at a guide price of £325,000 subject to contract with vacant possession.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

Tel. 023 8000 2500

E-mail: [richard@rpullen.co.uk](mailto:richard@rpullen.co.uk)