

## INVESTMENT / DEVELOPMENT OPPORTUNITY



### 9 WINCHESTER STREET, WHITCHURCH, RG28 7AH

- Ground Floor Shop / Office 44.9 m<sup>2</sup> [483 ft<sup>2</sup>]
- 1 bedroomed First Floor Flat
- Large rear yard 46.0 m<sup>2</sup> [495 ft<sup>2</sup>]
- Potential for development subject to the necessary consents
- Current income £22,200 pax
- No VAT

**FOR SALE FREEHOLD**



1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## PRICE

Offers invited in the region of £340,000.  
VAT is not currently charged.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment please with the sole agents

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## LOCATION

The premises are located in the centre of Whitchurch.

Whitchurch is a small town on the River Test with a population in the region of 7,198 people [2018 Census], situated close to the junction of the A34 & A303 dual carriageways, with Andover 8 miles to the west, Basingstoke 12 miles to the east, Newbury 12 miles to the north and Winchester 12 miles to the south.

## TRANSPORT LINKS

There are good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth by the A34/M3; and, the Midlands and the North by the A34/M40.

Whitchurch also has a mainline railway station on the London, Waterloo - Exeter line.

## DESCRIPTION

Two-storey premises comprising a ground floor shop/office, separate one-bedroomed first floor flat and large rear yard with potential for development subject to the necessary consents.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
<b>GROUND FLOOR SHOP/OFFICE</b>		
Front Room	26.0	[280]
Rear Room	18.7	[201]
WC		
<b>TOTAL</b>	<b>44.7</b>	<b>[481]</b>
<b>FIRST FLOOR FLAT</b>		
Landing		
Living Room	12.1	[130]
Kitchen	6.1	[66]
Bedroom	12.4	[133]
Bathroom	3.7	[40]
<b>TOTAL</b>	<b>34.3</b>	<b>[369]</b>
<b>REAR YARD</b>	<b>46.0</b>	<b>[495]</b>

Approximate net internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

## SERVICES

Mains electricity, water and sewerage.

## RATING ASSESSMENTS

### COMMERCIAL

Rateable Value from 01/04/2023 £5,200.00  
Business Rates Payable 2025/26\* £2,594.80  
With Small Business Rate Relief £0.00  
Local Authority Reference 0031773750050B

\*This figure could be reduced by 40% in the 2025/26 rating year if the occupier qualifies for the relief scheme for retail, hospitality and leisure properties up to a maximum of £110,000 per business.

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of the premises is less than £15,000.

### RESIDENTIAL

Council Tax Band A  
Local Authority Reference 00317737500604  
Local Authority Basingstoke & Deane

The figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.

## ENERGY PERFORMANCE CERTIFICATE

Commercial - C59 -- valid until 16/05/2035.  
Residential - E40 - valid until 29/11/2031.

## LETTINGS

The ground floor shop/office is let on the residue of 15 year internal, door, fascia & window repairing and insuring lease from 01 January 2012 subject to 5 yearly non-downward rent reviews and at a current rent of £12,000 pax

The first floor flat is let on an Assured Shorthold Tenancy at £850 per month.



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