

## MIXED USE INVESTMENT FOR SALE

## ESTABLISHED CAFE/RESTAURANT

(Business NOT Affected)

## SEPARATE, SELF-CONTAINED RESIDENTIAL ACCOMMODATION

8/8a, High Street, Alton, Hampshire, GU34 1BN

- o Grade II Listed Building – attractive period features throughout
- o Neighbouring former Austin Bank, Jane Austin's brother
- o Café rental income, £35,000 per annum exclusive
- o Separate 3/4 bedroom living accommodation (vacant possession)
- o Within 1/4 mile of mainline railway station (London Waterloo 1 hour)
- o Prominent town centre location

### Accommodation

Ground Floor Café/Restaurant		1,006 sq ft	93.4 sq m
Cellar Storage		290 sq ft	20.9 sq m
First/Second Floor (with attic storage) bedroom residential accommodation	3/4	1,339 sq ft	124 sq m
Enclosed, rear courtyard garden			

### Note

The residential accommodation is stylishly decorated to provide living room areas and kitchen on the first floor with three bedrooms and family bathroom on the second floor together with attic storage above.

The vendors currently live in the residential accommodation and will either sell with vacant possession or consider taking an Assured Shorthold Tenancy leaseback.



## Letting

The café/restaurant is let on a 25 year, proportionally full repairing and insuring lease from November 2022 at a rent of £35,000 per annum exclusive, subject to 5 yearly rent reviews.

There is a tenant option to break at the end of the 5th year of the term, subject to 6 months minimum prior written notice. There is a 6 months rent deposit held under Deed.

## Rates

Interested parties are advised to contact the rating authority, East Hampshire District Council.

## EPC

Available on request.

## Terms

The freehold is available for sale with the benefit of the existing café/restaurant letting and the residential accommodation potential to either let separately or occupy. Price guide on application.

## Viewing

Strictly by appointment with Glanfield Holmlund, Telephone 01420 544117, Mobile 07785 346709, Email: [glanfield.holmlund@talk21.com](mailto:glanfield.holmlund@talk21.com)

## Map

Map available on request

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