



KEY FEATURES

- For sale – former place of worship
- **Guide price - £350,000**
- Extension added to include kitchen, bar and new dining hall
- Close to the high street and train station
- Scope for a variety of occupier requirements
- Rare freehold opportunity in a sought-after South Downs location
- Attractive to owner occupiers or developers
- Characterful reception and ceremonial spaces with traditional architectural features
- Excellent access to the A3 corridor, connecting London, Portsmouth and the South Coast
- Character accommodation offering a blend of heritage and functionality



DESCRIPTION

A substantial detached community building occupying a well-established and accessible position on Windsor Road, Petersfield. The property provides flexible accommodation suitable for meetings, events, educational, leisure and community-based activities, together with ancillary facilities. The building benefits from a strong local presence and long-standing occupation, serving a number of Masonic lodges and community organisations. Located within one of Hampshire's most sought-after market towns and benefiting from excellent road and rail communications, the property offers a rare opportunity to acquire a versatile freehold asset with potential for a range of future uses, subject to planning and all necessary consents.

SITUATION

Petersfield is a thriving market town set within the South Downs National Park, known for its attractive environment and strong local economy. The town supports a diverse business community, with Station Road serving as one of its key vehicular thoroughfares. The location provides excellent connectivity. Windsor Road sits just off the A272 road and is within a short drive of the A3 road, providing direct north-south access to London and Portsmouth. Petersfield railway station is located approximately 500m away, offering regular mainline services to London Waterloo and the south coast. The town centre amenities of Petersfield are also within close proximity, providing a range of retail, dining and professional services. Recent arrivals to the town centre include Gail's Bakery and The White Company.

ACCOMMODATION

We have identified the following approximate net internal area – 280 Sq. M / 3,013 Sq. Ft

TENURE

We are instructed to market this freehold building at a guide price of £350,000 subject to contract and vacant possession.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £12,500

LEGAL COSTS AND VAT

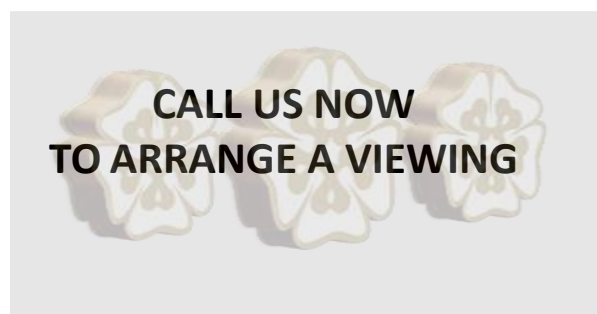
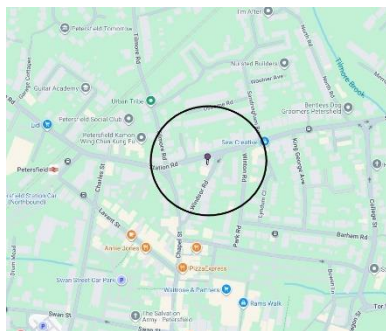
Each party is expected to bear their own legal costs in any transaction. It is to be established if the unit is elected for VAT purposes.

EPC RATING

A new assessment is to be commissioned.

VIEWINGS

No approach to the current occupiers is permitted. All enquiries via the sole agents 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. June 2026.

