



## Former Kings Restaurant

65 High Street, Odiham, Hook, RG29 1LF

## Grade II Listed Former Chinese Restaurant and Accommodation Above

4,008 sq ft  
(372.36 sq m)

- Prominent High Street Location in Affluent Village
- Generous Car Parking
- Residential Development Potential, Subject to Planning Permission & Listed Building Consent
- Commercial Kitchen, Bar, Restaurant Area and Cellar
- Good Transport Links to London and South Coast via M3 (J5 & J6)
- Vacant Possession

# Former Kings Restaurant, 65 High Street, Odiham, Hook, RG29 1LF

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,008 sq ft                        |
| Price          | £950,000                           |
| Rates Payable  | £16,217.50 per annum               |
| Rateable Value | £32,500                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (75)                             |

## Description

The property is a Grade II listed ground floor restaurant premises with accommodation on the first and second floors of around 8/9 bedrooms above and available with vacant possession. Internally the ground floor is equipped with a large restaurant / seating area, bar, fully carpeted, a commercial kitchen with a cellar below, whilst the upstairs accommodation offers excellent development opportunity for either residential or commercial uses, subject to planning permission. Further enquiries to be raised via Hart District Council.

## Location

The property is located on the High Street in the affluent village of Odiham and has good links to London and South Coast. The high street remains a busy hub for the town home to local occupiers including Co-op, Strutt & Parker, The Stitching Room, Walker & Walker Interior Designers and several good restaurants and pubs.

The nearest railway station is Hook, approximately 2.5 miles from the property, and has direct links to London Waterloo.

## Viewings

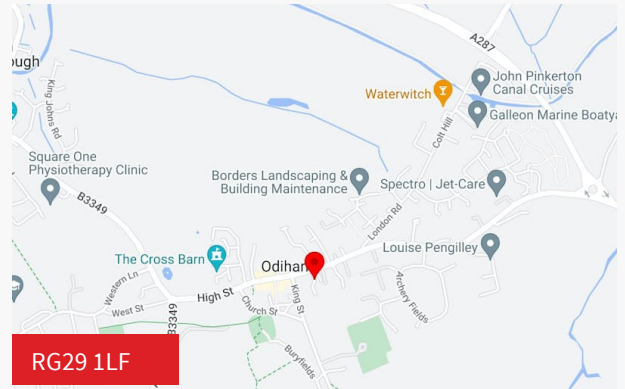
Viewings to be arranged via Curchod & Co

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Planning

<https://publicaccess.hart.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



## Viewing & Further Information

Edward Rees  
01256 462 222 | 07818 451 040  
erees@curchodandco.com

Harry Ford  
0125 271 0822  
hford@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 28/03/2025