

FREEHOLD FOR SALE
PROMINENT PERIOD BUILDING WITH
ESTABLISHED CLASS "E" COMMERCIAL USE



WALK-THROUGH VIDEO TOUR AVAILABLE

24 THE SQUARE
PETERSFIELD
HAMPSHIRE
GU32 3HS

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Petersfield is an attractive historic market town in Hampshire, situated adjacent to the A3 and A272, there are excellent road links to the M25 (north), and M27 (south), as well as fast connecting links to major towns and the city of Winchester via the A272. The town's train station provides direct rail links to London and Portsmouth. The property is located on the southern side of The Square, which also connects to the prime shopping thoroughfares of the High Street and Chapel Street on the northern side. Nearby national chains include Caffè Nero, Fat Face, Crew Clothing, Gails Bakery, Mint Velvet, The Post Office and Mountain Warehouse. The Square is home to Petersfield market, which operates every Wednesday and Saturday, there are a number of car parks located close by, including a 320-space central car park which lies to the immediately north. A Google Street View of The Square can be viewed through Google Maps by typing in the property's postcode GU32 3HS

ACCOMMODATION (NET INTERNAL AREAS)

Basement	271 sq ft
Ground Floor	364 sq ft (comprising a single room, small rear storage area and tea point)
First Floor	314 sq ft (comprising two rooms, small rear storage area and WC)
Second Floor	335 sq ft (comprising a single room)
Total Floor Area	1,284 sq ft

TENURE

Freehold interest with vacant possession.

ASKING PRICE

£265,000 + VAT

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

LISTED STATUS – (HISTORIC ENGLAND)

This is a Grade II listed building; a summary of its listed parts can be found on Historic England's website <https://historicengland.org.uk/> under its *List Entry Number 1339223*

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £15,250. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £6,588. Interested parties are advised to contact East Hampshire District Council to verify the figures stated or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

This property has been assessed and graded a Band D (96) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory Tenant/Purchaser, Know Your Customer (KYC) documentation request will be made.

VIEWING ARRANGEMENTS

By appointment through SOLE SELLING AGENTS

Henry Adams Commercial **www.henryadams.co.uk/commercial**

A video tour of the premises can be made available via WhatsApp on request to the following mobile number - 07868 434449

CONTACT

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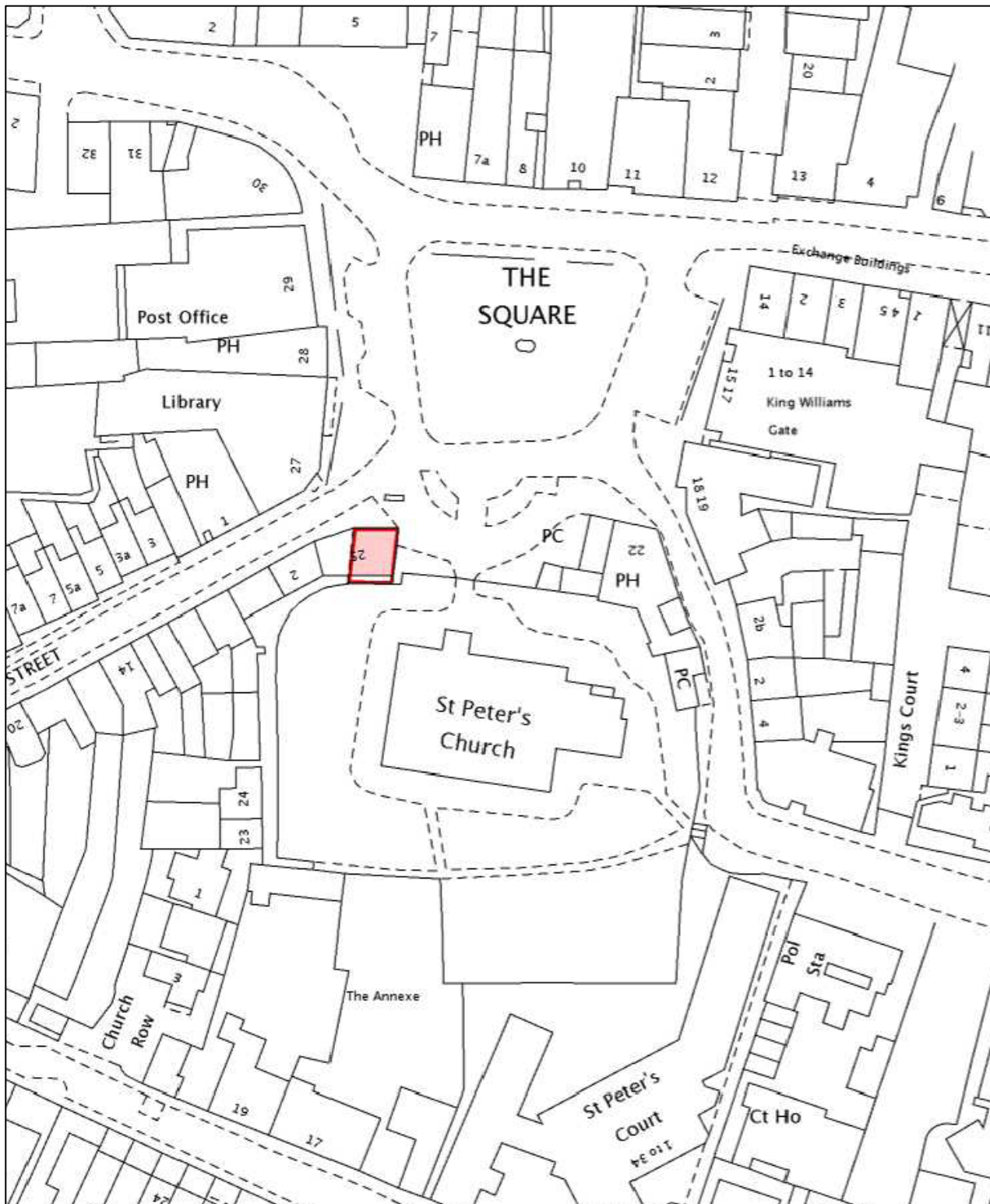






LAND REGISTRY TITLE DEED NUMBER – SH26103

TITLE DEED PLAN – NOT TO SCALE



A copy of the property's Title Deed can be made available by email upon request.

LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.