



**78 High Street**

Odiham, Hook, RG29 1LN

## High Street retail unit

**1,180 sq ft**

(109.63 sq m)

- Affluent High Street Location
- High Quality Bespoke Interior
- Ground Floor Retail Available with Vacant Possession
- Large outbuilding suitable for storage
- Good Transport Links via M3 (J5)

## Summary

Available Size	1,180 sq ft
Rent	£35,000 per annum
Rates Payable	£7,360 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£14,750
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The property comprises a ground floor retail unit which is fitted out to a very high standard with LED spotlighting, high quality flooring, a large glass frontage and bi-fold doors to the rear of the property providing natural light. At the rear, the premises benefits from a large outbuilding suitable for storage or even further workspace, with a WC and kitchenette.

## Location

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

The nearest railway station is Hook which is approximately 2.5 miles from the subject property, and offers a direct link to London Waterloo.

## Accommodation

The accommodation comprises the following areas:

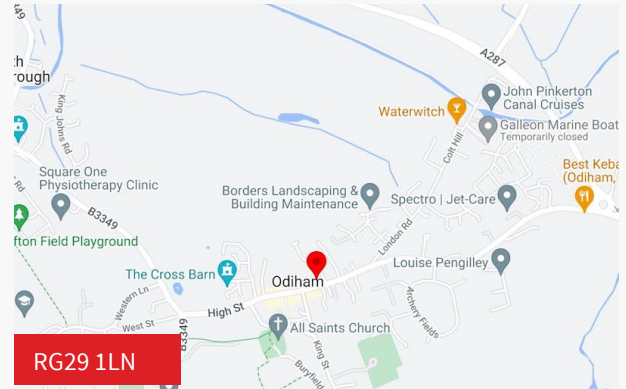
Name	sq ft	sq m
Ground - Retail	1,180	109.63
Outdoor - Outbuilding	209	19.42
<b>Total</b>	<b>1,389</b>	<b>129.05</b>

## Terms

The ground floor of the property is available with vacant possession.

## Anti Money Laundering

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



## Viewing & Further Information

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