

VDBM

Chartered Surveyors

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29 CHAPEL STREET, PETERSFIELD, GU32 3DY

£225,000 (NO VAT)

LOCATION

Petersfield is a popular market town situated just off the A3. There is a large car park to the rear of the property and rear access from a service road,

DESCRIPTION

A part 2 storey part 3 storey building with a shop at ground floor and flat above.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

SHOP

Shop	423 sq ft
Office/Workshop	133 sq ft

Total	556 sq ft
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FLAT

4 rooms, kitchen/diner, bathroom/WC and utility room

LEASES

The shop is let to Steven White T/A The Petersfield Cobbler on a full repairing and insuring lease for 10 years from 01.05.2021. There is an upwards only rent review on 01.05.2026 and a tenant only break of 30.04.2026.

- FREEHOLD INVESTMENT
- POPULAR MARKET TOWN
- LONG ESTABLISHED TENANT
- PRICE £225,000 (NO VAT)

Rent £16,000 pax

The tenant has occupied the property as a shoe repairer for over 20 years.

The flat is sold off on a lease expiring 24.12.2136 at a rent of £100 pa to 24.12.2057, £200 pa to 24.12.2093 rising to £300 pa until expiry.

GUIDE PRICE

£225,000 (NO VAT)

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) of the shop is available upon request.

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL