



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

**Class 'E' Office**

5,058.6 sq. ft. ( 469.96 sq. m)

Planning Submitted for Residential Conversion

**William Curtis House, 25 Lenten St, Alton, GU34 1HG**

## LOCATION

The subject property is located on Lenten Street in Alton, a market town and civil parish in the East Hampshire district of Hampshire, England, near the source of the River Wey. Alton is between Farnham 9 miles (14 km) to the northeast and Winchester 16 miles (26 km) to the southwest. London is 52 miles (84 km) to the Northeast.

There are good travel connections with Alton mainline station 0.7 miles away (13min walk) with regular trains to London Waterloo, vehicular access via the A31 connecting Winchester and Farnham and onward connections to the A3 and M25 to the North and th M3 to the South. With the closest public transport being the bus stops on the High Street which is a 5 min walk away, with routes to Guildford, Haslemere, Farnham, Petersfield and Winchester.

## DESCRIPTION

The subject premises are formed of a three-storey office building of brick construction with a pitched tiled roof.

The space consists of two entrance doors to the main road and an entrance at the rear currently being used as the main entrance. The ground floor consists of a reception, waiting room, customer wc, printing room, server room, kitchenette and 6 offices. The first floor is similar in layout with 6 offices around a central staircase and corridor providing access to the staff WC's and further stairs to the second-floor space where there are two further office spaces either side at the top of the stairs. There is access to a basement from the ground floor stairs providing additional storage area.

A Planning application has been submitted for conversion to 7 Residential flats which has now been approved.

## ACCOMMODATION

Ground Floor	166.77	1,795.10
First Floor	159.33	1,717.20
Second Floor	64.57	695.00
Basement	48.49	521.00
WC's	22.99	247.00
Kitchenette	7.61	81.90
<b>Total</b>	<b>469.96</b>	<b>5,058.60</b>

8-10 Parking spaces to the rear

## PRICE

£725,000

## RATES

Rateable Value - £39,500 (£45,000 from April 2023)

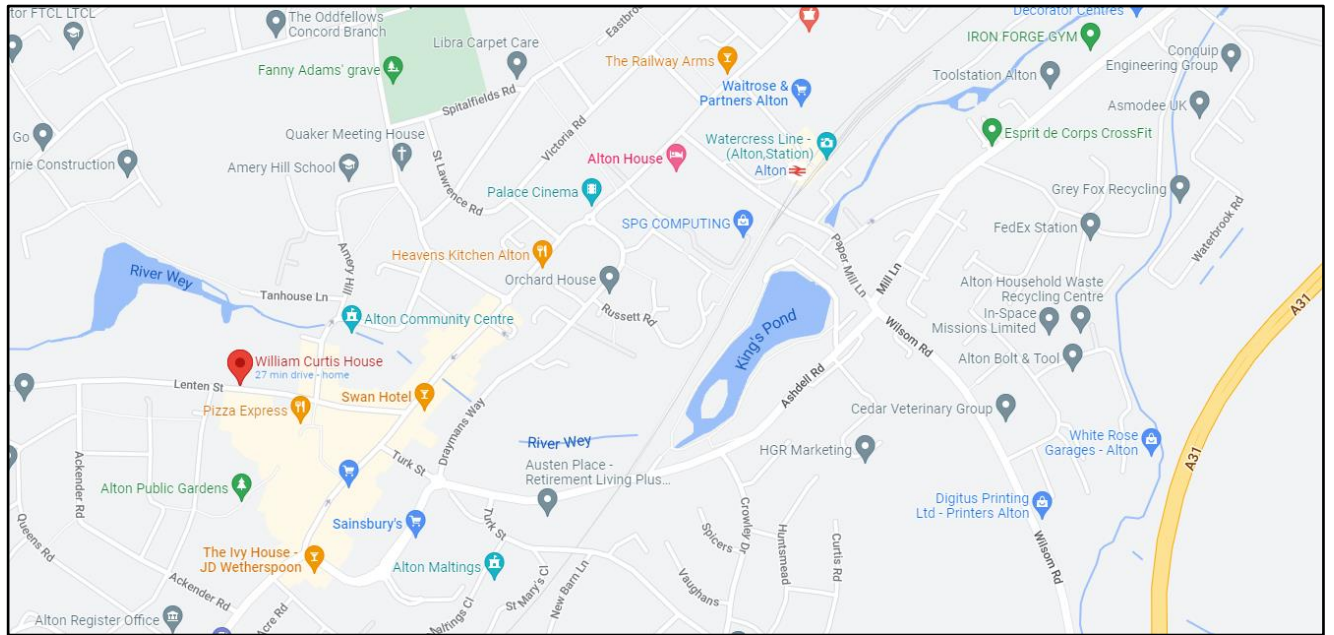
Rates Payable - £19,355 (£22,050 from April 2023)

## EPC

F – 143 (To be reassessed)

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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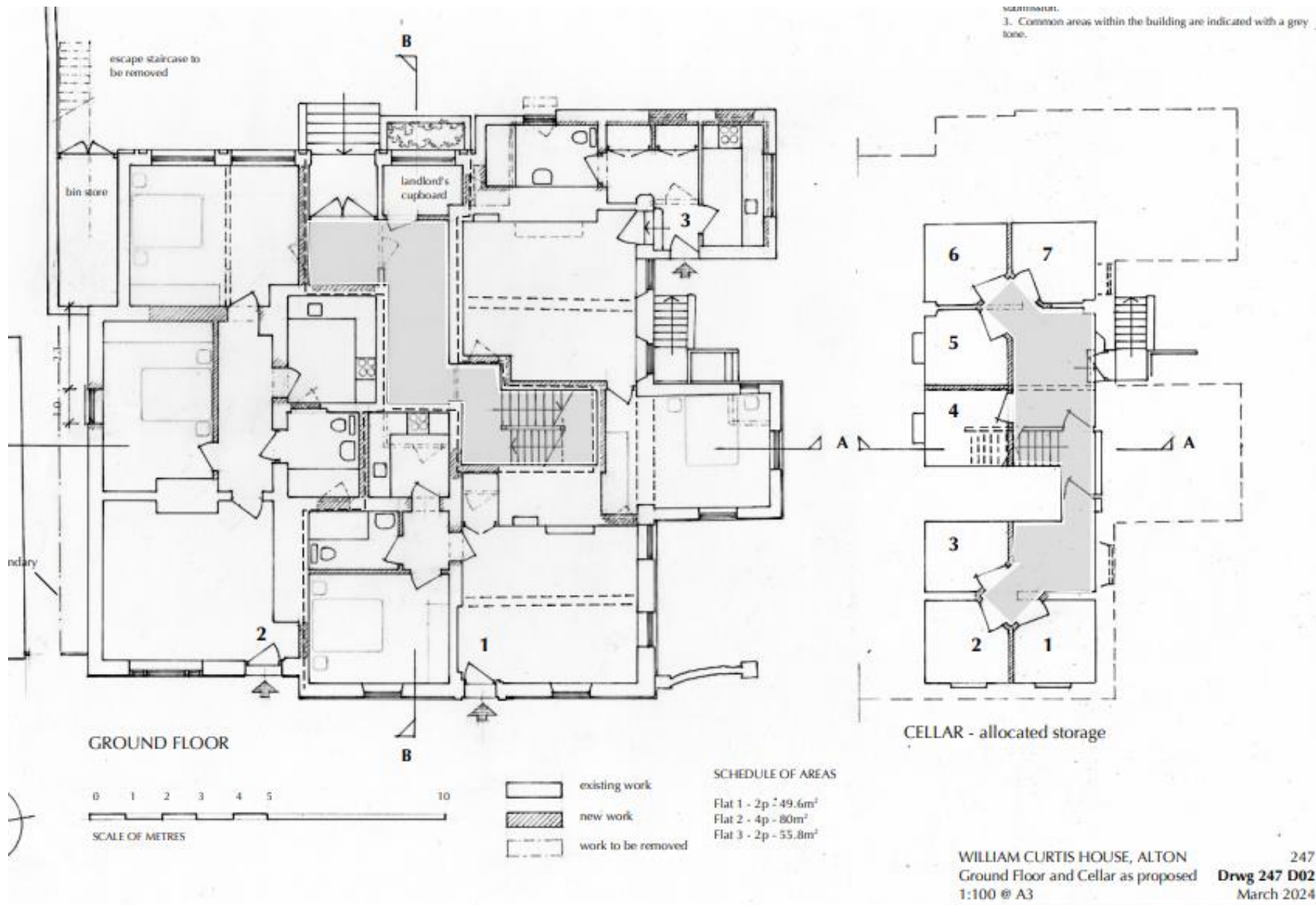
## CONTACT

Sean Bellion

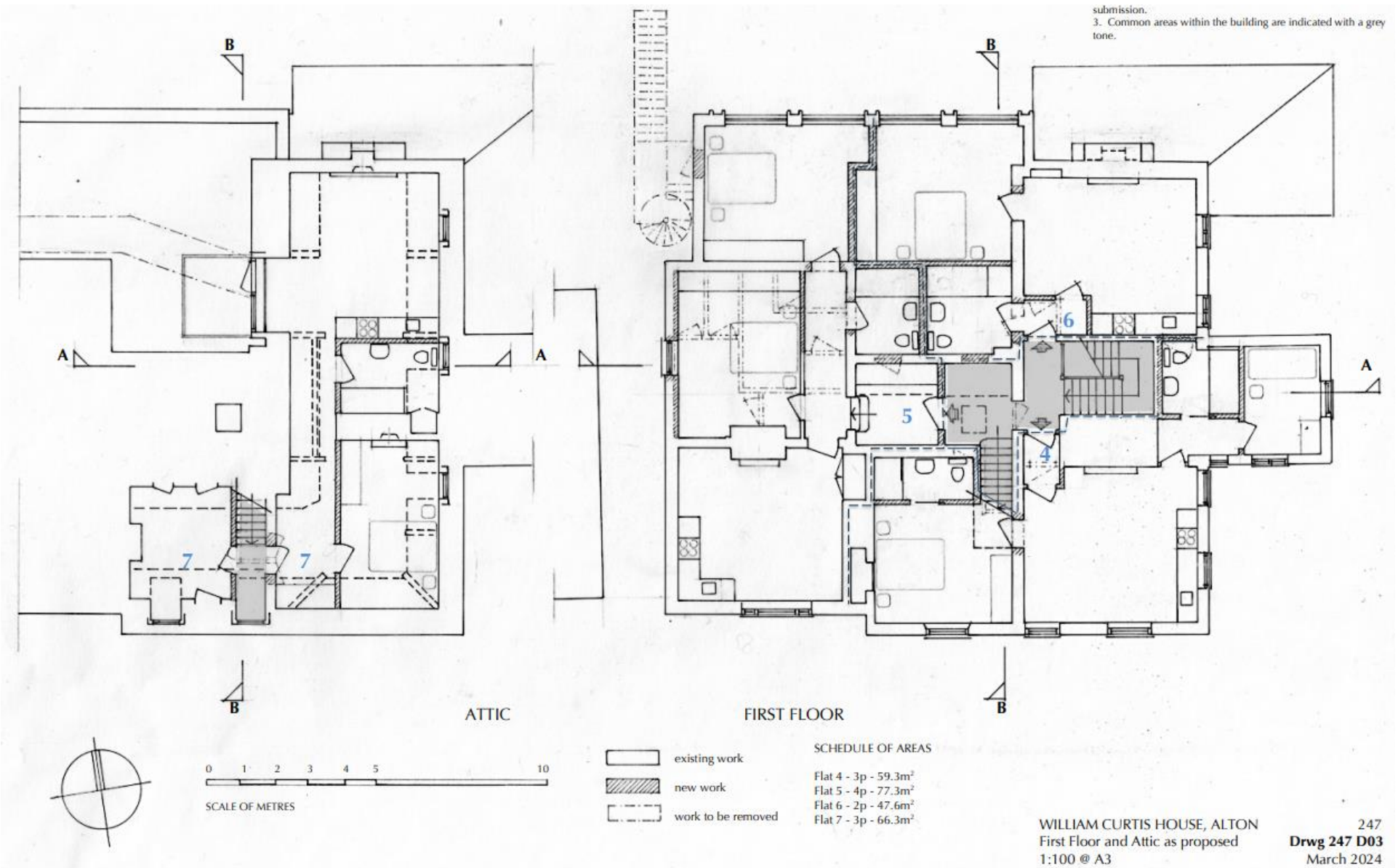
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Planning Application – East Hampshire (20660/076) - Conversion of existing office building to 7 Flats with associated internal and external alterations, provision of bin and cycle storage and parking.



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