



## Lyndum House, 12 High Street, Petersfield, GU32 3JG

### Ground Floor Retail Premises

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	849 sq ft / 78.87 sq m
<b>Rent</b>	£15,000.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Town Centre Location
- Attractive Period Building
- Close to Multiple Retailers

## Description

The property comprises a ground floor lock up shop with a bay frontage to the High Street, rear storage or further retailing as required.

The shop is carpeted and fitted with fluorescent strip and spot lighting.

The property has staff and WC facilities in the basement.

## Location

Petersfield is a popular market town situated on the south coast with excellent road and rail links to London, Portsmouth and Winchester.

The subject premises are located centrally within the High Street, forming part of the town centre. The premises are located a short distance from the main entrance to Rams Walk and The Square.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Sales Area	325	30.19	Available
Ground - Rear Sales Area	243	22.58	Available
Basement	281	26.11	Available
<b>Total</b>	<b>849</b>	<b>78.88</b>	

## Terms

£15,000 pax

The premises are available on new leases for a term to be agreed on full repairing insuring terms, effected by a service based upon 10% of the rent to cover maintenance and upkeep of the common parts of the building.

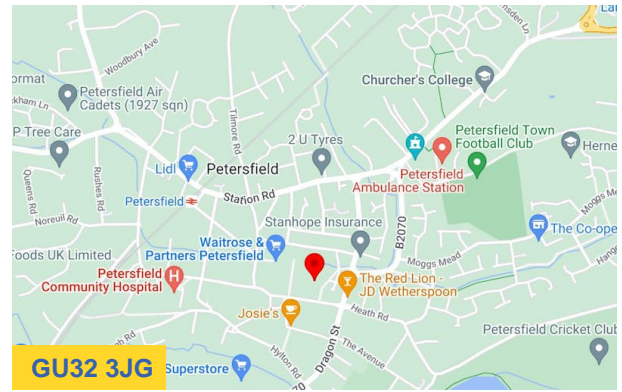
## Business Rates

You are advised to make your own enquiries in this regard before making a commitment to lease.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise states all rents and costs are exclusive of VAT.



## Viewing & Further Information

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