



Dragon Street, Petersfield

**£475 Per Month**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Dragon Street, Petersfield

**\*\*INTRODUCTORY OFFER - £475.00 per month for the first six months\*\***

A great opportunity to let this unique older style property a moments walk from the heart of the lovely Petersfield town.

With it's own entrance and double bow windows, this is a truly versatile space. The property boasts a good sized main area, leading to separate back office/storage room, and it's own WC. Plus the added bonus of a usable basement storage room. This property would be ideal for a small business or a boutique

Allocated parking to the rear, with direct access from the back of the property.

Early viewing is highly recommended to avoid missing out.  
Available from November 2024  
EPC - C  
Business Rates




## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Dragon Street, GU31

Approximate Gross Internal Area = 49.5 sq m / 533 sq ft



## Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1119079)

### Williams of Petersfield

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