



1 Exchange Buildings, The Square,  
Petersfield, Hampshire, GU32 3JU

**TO LET**

## PROMINENT RETAIL UNIT

Sales Area - 679 sq ft

### Key Features:

- Petersfield is an attractive market town
- Prominent corner location opposite Rams Walk
- Large public car park nearby
- High levels of passing trade
- First floor office 589 sq ft
- New FRI lease available
- Rent £36,500 pax
- Nearby occupiers include Waitrose, Cafe Nero, Gails Bakery, Mint Velvet, Boots, Fat Face and The Edinburgh Woollen Mill





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## Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

The property occupies a prominent corner position in Petersfield town centre. It is situated on the eastern side of The Square, with a return frontage along High Street. This position is directly opposite the entrance to Rams Walk, which is a pedestrianised thoroughfare providing access between the town centre and the main public car park.

Nearby occupiers include Waitrose, Cafe Nero, Gails Bakery, Mint Velvet, Boots, Fat Face and The Edinburgh Woollen Mill.

## Accommodation

The property comprises an attractive end-of-terrace building, arranged over two storeys, plus basement.

Internally, the premises provide open plan sales area on the ground floor, with staff and office accommodation on the first floor, including separate male and female WC's.

The property has the following approximate Net Internal Area (NIA):

Area	
Salea Area	679 sq ft
First Floor Office	589 sq ft
<b>Total</b>	<b>1,268 sq ft</b>
Basement	677 sq ft

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

April 2024

## EPC

We understand the property to have an EPC rating of C (56).

## VAT

We understand that the property is not elected for VAT.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £36,500 per annum exclusive.

## Business Rates

Rateable Value (2023): £27,500

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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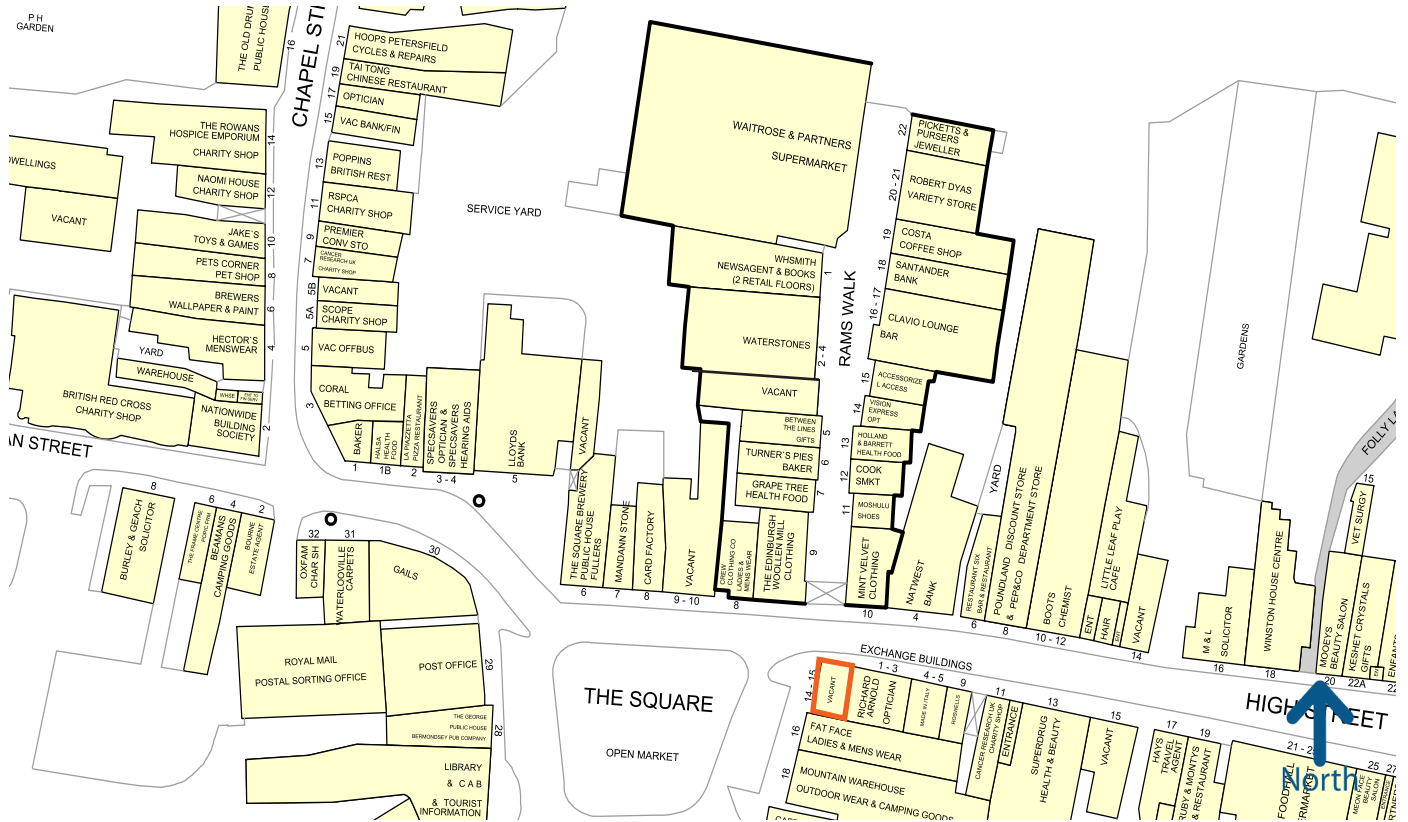


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## GOAD Map



Petersfield



50 metres



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