

FREEHOLD FOR SALE / TO LET OFFERS INVITED

FORMER COMMERCIAL UNIT

Hole Lane, Bentley, Hampshire, GU10 5LP



Key Highlights

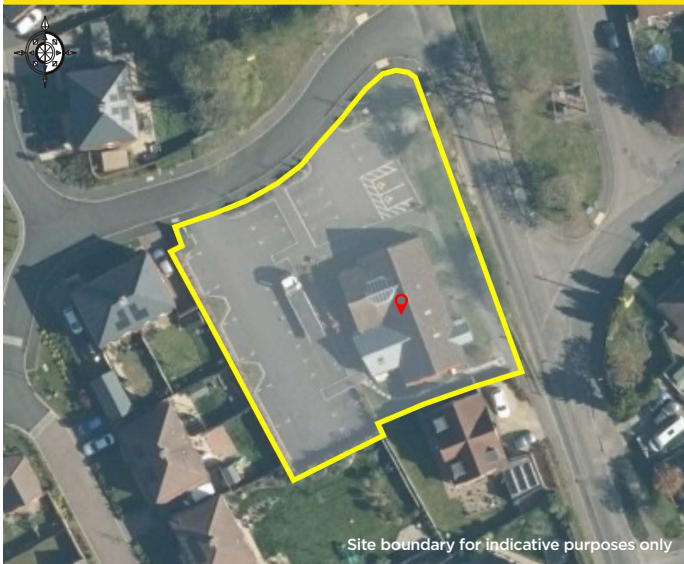
- Detached Former Doctors Surgery
- 0.41 acre site (0.17ha)
- Circa 2,500 sq ft (234 sq m) GIA
- 27 car parking spaces
- Would suit a variety of occupiers, convenience, day nursery, vets or other Class E Uses

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Location

The subject property is located in the village of Bentley, in East Hampshire. The village is positioned just north of the A31 between Alton and Farnham, which is 5 miles to the south west and 4 miles to the north west respectively.

Bentley is an affluent village and benefits from good accessibility into London, with Bentley Railway Station, circa 0.8 miles to the south of the property and the A31, sits on the Alton line with a twice hourly service to London Waterloo with a duration of circa 1 hour. The village also benefits from a primary school, a public house, church, village hall, recreation ground, village shop and 2 small industrial estates. The property is situated on the western side of Hole Lane, on the corner of Somerset Fields.

Description

The property comprises of a single storey, detached, purpose built, former doctors' surgery with brick elevations beneath a predominately pitched tiled roof, incorporating double glazed fenestration and velux roof windows.

Internally the building is fitted out commensurate with the former GP surgery use, comprising a lobby / porch with reception room / waiting room, main function room, with a corridor around this providing access to a number of consulting / treatment rooms.

There are male, female and disabled W.Cs.

The property is on mains services with gas fired central heating and part air conditioning also.

Accommodation

The premises extend to the following approximate gross floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	2,517	233.8
Total	2,517	233.8

The building is set within a site of approximately 0.42 acre site (0.17ha) providing 27 car parking spaces (accessed from Somerset Fields,) with an area of landscaping along the Hole Lane frontage.

Tenure

The property is held freehold under two titles - SH51347 and HP574350.

Rateable Value

Rateable Value: £10,750 (April 2023 Valuation Date).

Planning

We understand the property benefits from 'E class' use.

EPC

The property has an EPC rating of C74 and is valid until April 2032.

VAT

VAT is applicable.

Guide Price

Offers are invited for the freehold interest with vacant possession. Offers are also invited for a new FRI lease (term to be agreed).

Viewing

Viewings are strictly by appointment only.

Contact

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