

Myddelton&Major

FOR SALE



A significant and Attractive Property situated In the heart of The village.



23 High Street,
Wherwell SP11 7JG

A listed building with commercial use on the ground floor and with separate residential accommodation. Development potential, subject to planning.

1,865 sq ft (173.26 sq m)

Location

Wherwell is renowned for its number of attractive period properties set within a Conservation Area. The village benefits from a public house, popular primary school and Church. It is well suited for access to major roads, A303/M3 London to the West Country and A34 North/South. Andover and Winchester have mainline direct rail services to London Waterloo (reached in 70 minutes). Stockbridge and Andover are situated approximately 3.5 miles distance and offer a comprehensive range of shopping, educational and recreational facilities.

Description

A very attractive Grade II Listed building, previously the 20th Century stores which traded as the village shop and post office. Steps lead from the pavement to the front door into a most attractive retail area most recently operated as a hairdressing salon and there is a self contained residential accommodation above which is approached to the side of the property by a number of steps. The gardens are to the rear of the property and rise up to a relatively flat area, which has the benefit of vehicular access through Fair Piece. There is a garage (coloured yellow on the plan) which is in the adjoining courtyard.

Outside

From the terrace outside the residential flat there are steps leading up to the upper garden. The rear garden can also be approached via vehicular access along Fair Piece. (See Land Registry Plan)
There is a garage which is approached via Poundtree Cottages.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. The property is within the conservation area, and the property lies within the village settlement boundary. The property is subject to an Asset of Community Value. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

Accommodation

See attached floor plan.

Ground Floor

903 sq ft (83.89 sq m)

Retail area with storage and utility.
Separate WC.
Area not including garage

First Floor

761 sq ft (70.69 sq m)

Flat with a separate entrance into a hall with sitting room, two bedrooms, a bathroom and a kitchen.

Garage

200 sq ft (18.58 sq m)

Tenure

Freehold.



Price

Guide Price: £425,000

Business Rates

Rateable Value: £10,000*

The Flat is assessed as Council Tax Band D.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Asset of Community Value

The property has been on the Asset of Community Value Register. For further information, contact the agents.

Energy Performance

The ground floor commercial accommodation has an EPC rating of C62.

The first floor residential flat has an EPC rating of E43.

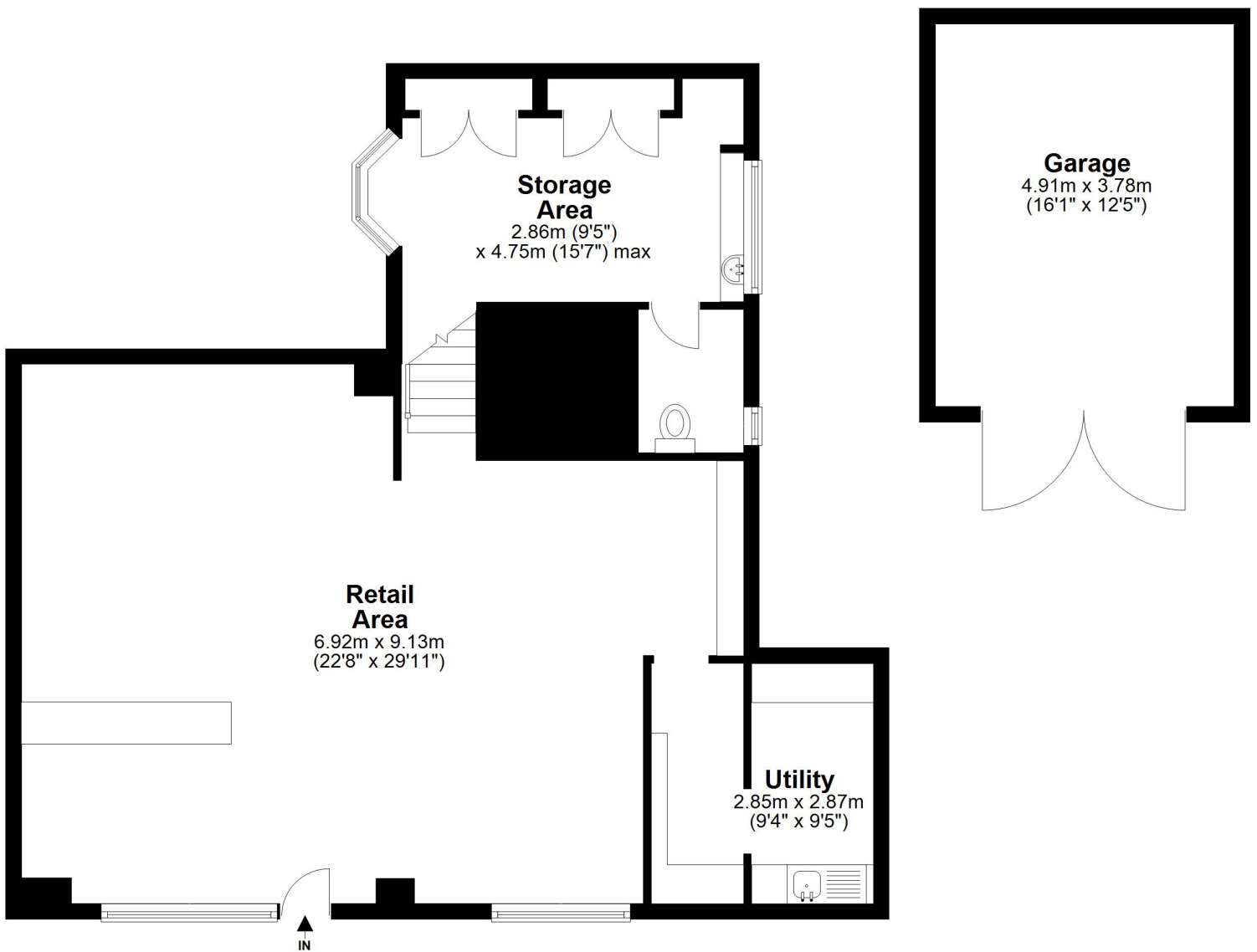
Viewing

Strictly by appointment only.

Ref: DGHS/A1404

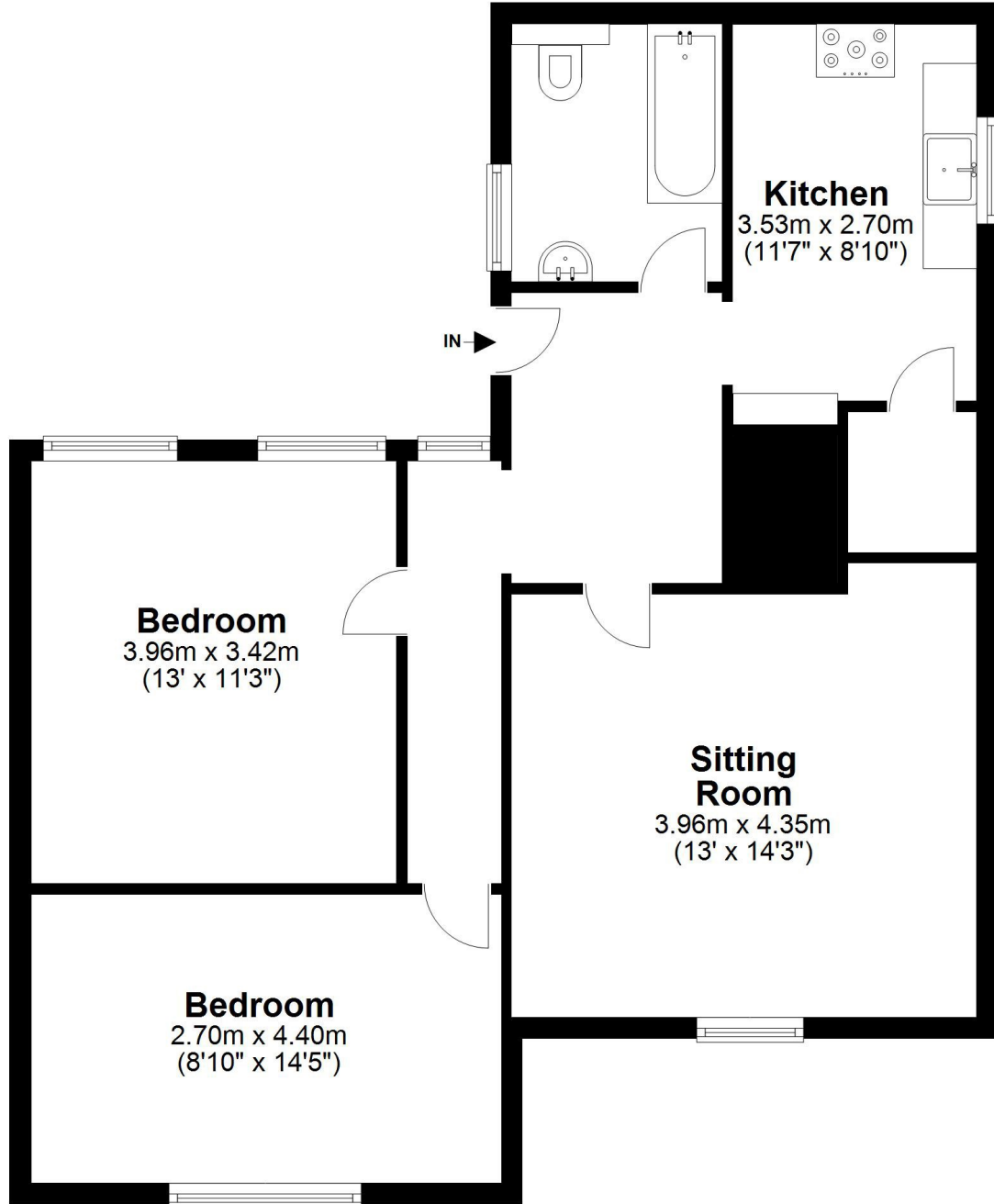
23 High Street, Wherwell - Floorplan

Ground Floor (incl. garage)

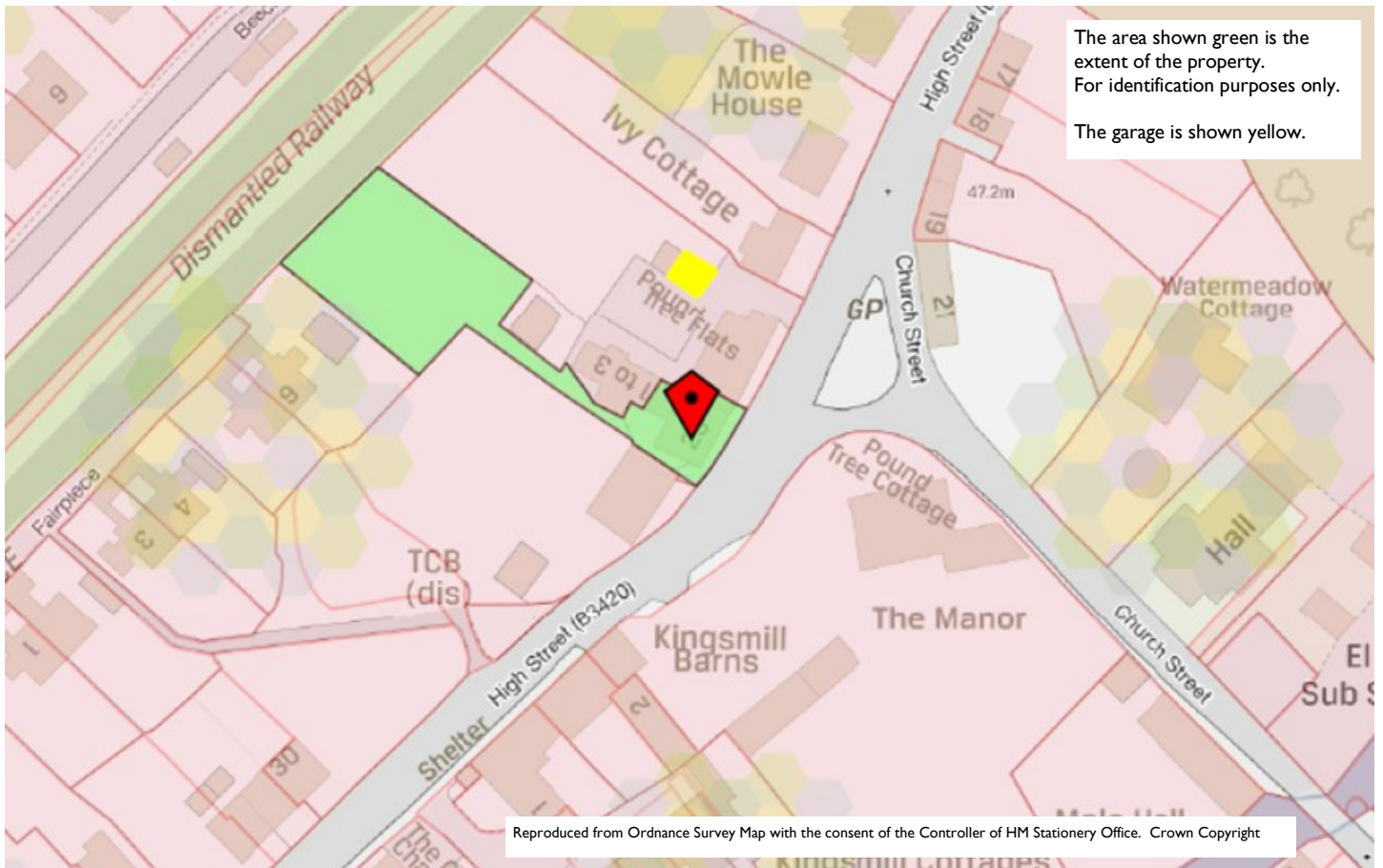


Total area: approx. 1,103. sq ft (102.5 sq m)

First Floor Flat

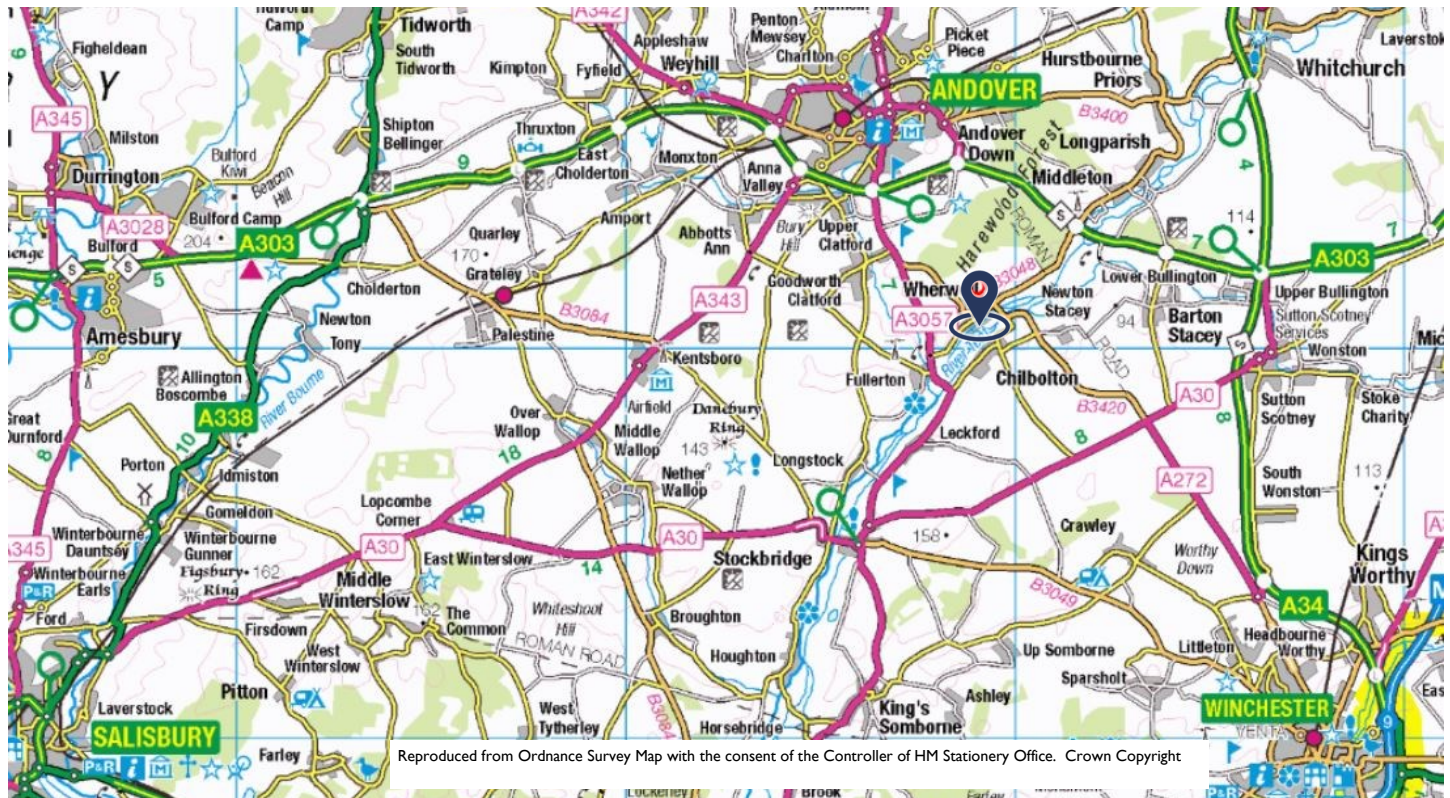


Total area: approx. 761 sq ft (70.69 sq m)



The area shown green is the extent of the property.
For identification purposes only.

The garage is shown yellow.



Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



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