



College Street, Petersfield

**Price Guide £440,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# College Street, Petersfield

Immediate 'exchange of contracts' available  
Being sold via 'Secure Sale'

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The commercial unit on the ground floor has two open plan rooms, along side a kitchen, a downstairs W.C, a large store room and an exceptional amount of outdoor space around the back. This could be the perfect opportunity to start that business you may or may not be dreaming of or, the perfect opportunity to rent out the space and earn a separate income. The lower level accommodates a historic basement which covers approximately 429.4 square feet of floor space. A rare opportunity to purchase in Petersfield high-street.

Completing the attractiveness of the property is the large residential flat above. Recently renovated with a modern design, it hosts two large bedrooms, a living room, a spacious kitchen, a large family bathroom and a loft room above, which could be ideal office space, storage or another bedroom. The flat also has access to large loft space and separate access from the street, allowing the commercial floor and the residential floor separate living.

This property is the perfect investment and a great opportunity. Viewing is highly recommended.

Commercial EPC - D  
Residential EPC - D  
Tax Band - C  
Freehold



## 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, Tesco 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

## Additional Information

All main services

## Tenure

Freehold

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>		74
(55-68) <b>D</b>	63	
(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	



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Total area: approx. 255.3 sq. metres (2747.9 sq. feet)

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