



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**MIXED USE PREMISES**

# **FOR SALE**

*Would Suit Various Purposes*



**HOUSEMARTINS  
HIGH STREET  
SELBORNE  
ALTON  
GU34 3JW**

Whilst these particulars are believed to be correct they do not form part of any contract.  
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

**LOCATION:** The property is situated in the centre of the village fronting onto the south-west side of the High Street. Local shopping is available with a larger range of facilities at Petersfield, Alton and Liss.

There are mainline railway stations at Liss and Alton and each provides a fast and regular service to London Waterloo the former on the Portsmouth line. The A3 gives access to the south coast, London and the M25 with the national motorway network beyond.

**DESCRIPTION:** The property consists of a double fronted ground floor shop with glazed frontage arranged to provide main open plan area with three private office/ancillary storage areas. The retail space has potential to become part of the residential dwelling. The IPMS 3 net internal areas comprise:

**GROUND FLOOR SHOP    93.10 SQ M            (1,002 SQ FT)**

The residential accommodation is accessed via a private driveway to the left of the property, leading to a large gated parking area from which the residence and its private south-facing terrace and gardens can be accessed via a garden gate.

Entered from front door into a hallway from which there is a WC/shower room, a utility area leading to a generous open plan kitchen and living area, with a vaulted ceiling and large sky-lights, providing good natural light into the room. A number of windows and french doors provide a view of and access to the garden with the Selborne Hanger beyond. The large dining room opens out from the living room with two further windows and overlooks the High Street.

From the central hall, there are four bedrooms along with a main bathroom with white sanitaryware comprising WC, wash basin and separate bath and shower cubicle.

See plan attached for layout.

The Gross Internal Area of the residential accommodation comprises:

**FIRST FLOOR            146.5 SQ M            (1,577 SQ FT)**

- AMENITIES:**
- \* Living Area mainly open plan
  - \* Good Natural Light
  - \* Mature Landscaped Gardens with Large Workshop and Garden Storage
  - \* Elegant Architectural Features
  - \* Gas Fired Central Heating and Double Glazing
  - \* Parking for approximately six cars

**PRICE:** Offers in the region of £850,000.00

The premises are not elected for VAT and this will not be applicable to the price.

**RATES:** Ground Floor Retail Rateable Value £13,000 payable at 49.9 in the £ (2025/2026)

First Floor Flat Council Tax – Band D

**EPC:** Ground Floor Retail: C 69  
First Floor Residential: D 57

**VIEWING:** By appointment through

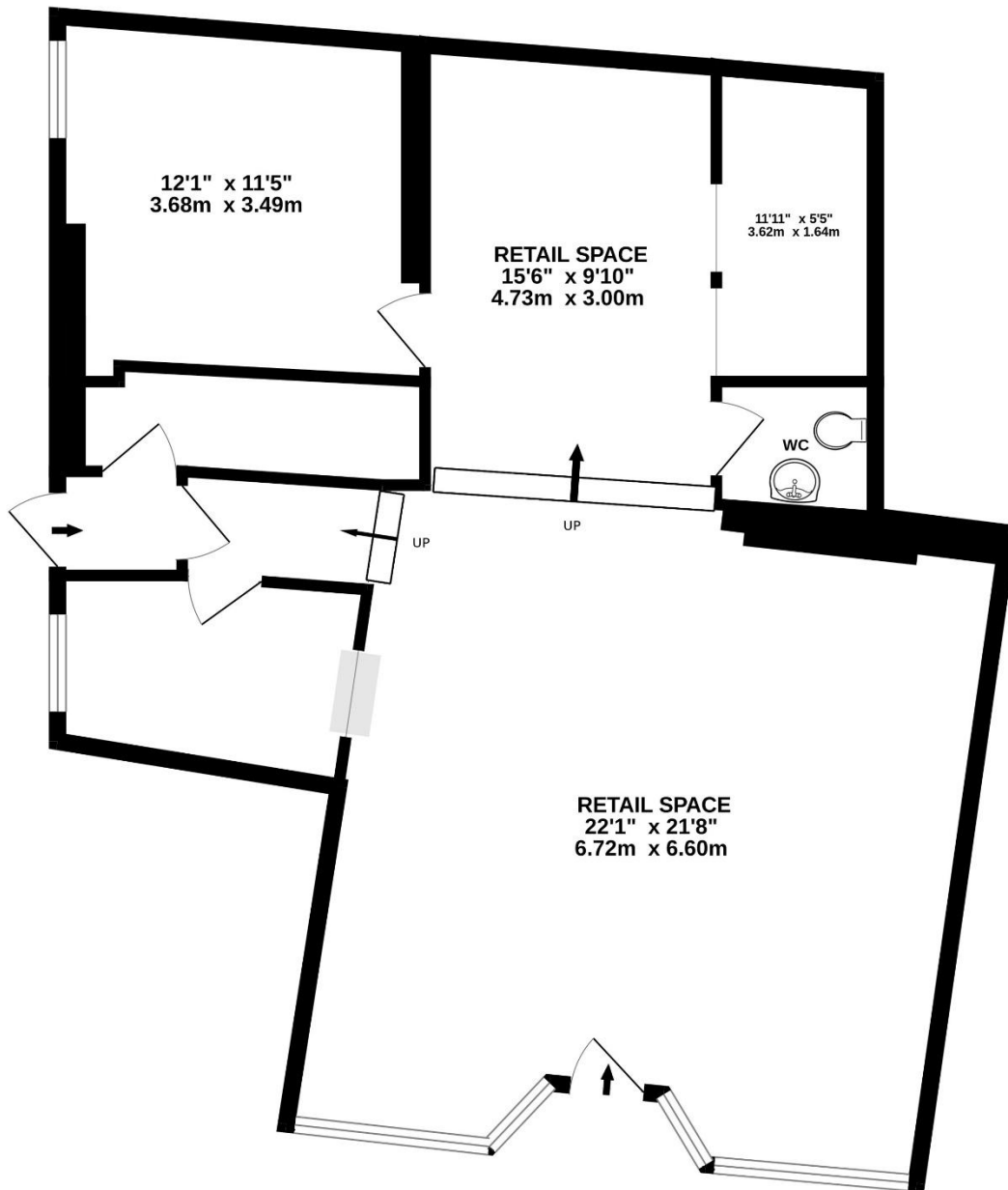
**Park Steele**  
**01252 717979**

**Alton Property Team**  
**01420 617303**

**Anti-Money Laundering Regulations.** We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.

**GROUND FLOOR RETAIL PREMISES:**





**GROUND FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.

TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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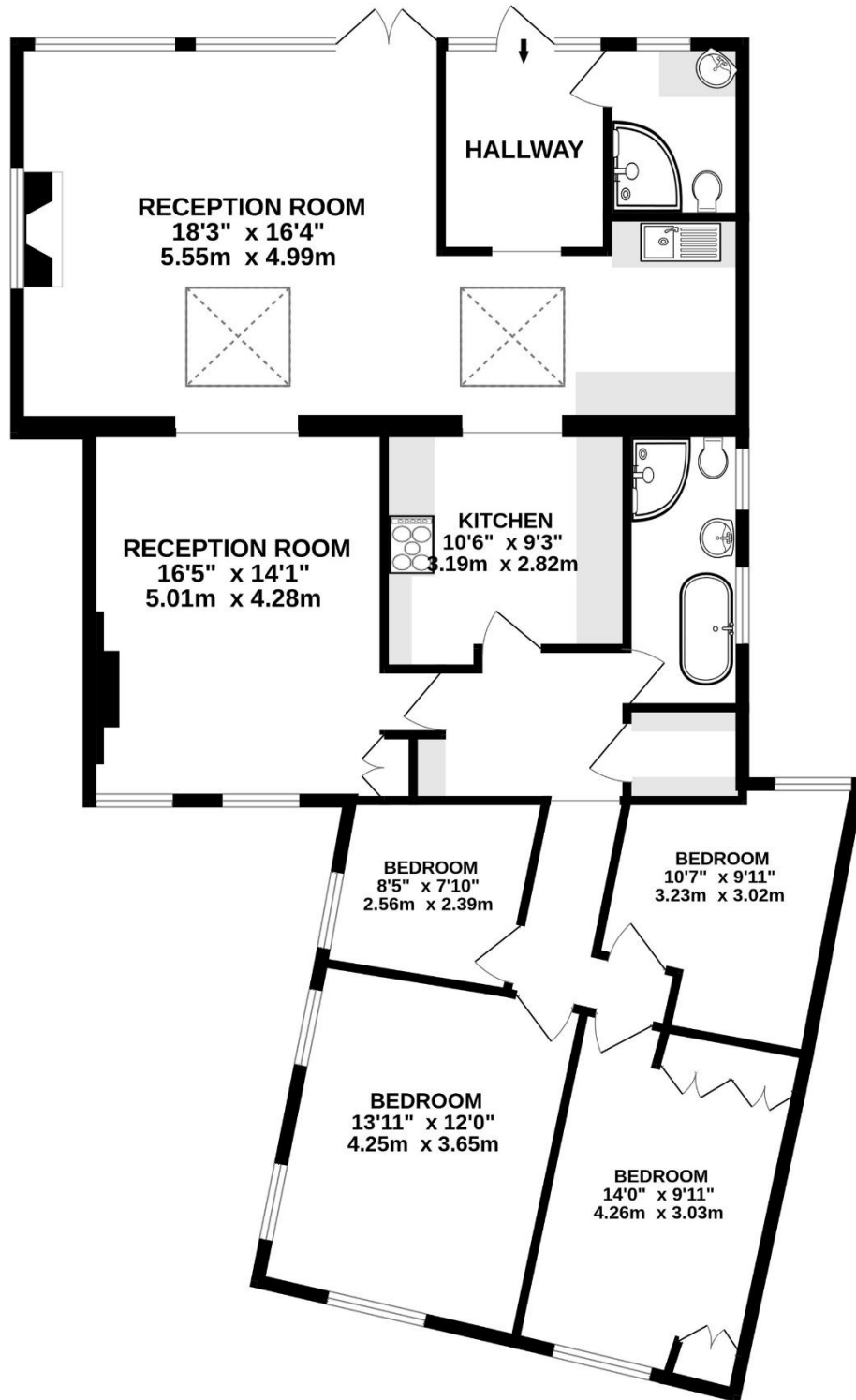
FIRST FLOOR RESIDENTIAL ACCOMODATION:







[WWW.PARKSTEELE.COM](http://WWW.PARKSTEELE.COM)



**FIRST FLOOR**  
1577 sq.ft. (146.5 sq.m.) approx.

TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.

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