

# TO LET COMMERCIAL UNIT



Unit 11, Home Farm, Petersfield Road, Ropley, Alresford,  
SO24 0EF

- Excellent Conversion with Fully Equipped Kitchen
- Overall 505 sq ft (47 sqm)
- On site Parking

Catering Facility available within close proximity to Alresford

TO RENT ON FLEXIBLE TERMS

**£6,500 Per Annum (+ VAT)**

# Unit 11, Home Farm, Petersfield Road, Ropley, Alresford, SO24 0EF

Unit 11 would be suitable for all forms of catering or food preparation . It comprises of a fully equipped open plan kitchen area, a cold store and additional storage room. The unit is entered through double doors, has windows at the front and rear and benefits from WC facilities. It would be possible to remove the catering facilities, by negotiation if the unit were to be used for a different purpose.

## Accommodation and Rent

Overall approximately 505 sq ft (47 sq m) at £6,500 per annum including water and drainage charges but excluding VAT.

The utilities and service charges are to be paid by the tenant.

EPC Rating—D

## Location

Home Farm, Ropley is a mixture of converted farm buildings, stable yard and purpose built units being used by a diverse group of companies for storage, offices, studios etc.

Located just off the A31 and 10 miles from the A34/M3 the property is well positioned for easy motorway and main road access. The unit is 10 miles from both Winchester and Petersfield and 22 miles from Southampton airport.

## Business Rates

The rateable value is currently £5,300 and once agreed will be payable by the Tenant to East Hampshire District Council. Small business rate relief may be available.

## Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

## Services

Electricity will be billed directly to the Unit by the supplier. Water and drainage charges are included within the rent.



## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.

## Local Authority

East Hampshire District Council t 01256 844 844  
w basingstoke.gov.uk

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Contact

Louisa Watson Smith  
t 01962 763900  
e lwsmit@bcmwilsonhill.co.uk

Rosie Brickell  
t 01962 763900  
e rbrickell@bcmwilsonhill.co.uk

## Viewings

Strictly by appointment with BCM Wilson Hill

## Directions

From Winchester, head north east on the A31 signposted towards Alresford. Continue on the A31 past the turning to Alresford until you reach the village of Ropley. Just after the Shell Garage take the right-hand fork signposted Petersfield Road. Continue along for approximately a third of a mile and the entrance to Home Farm is located on the right hand side.

## What2Words

///splendid.decking.harp

