





An exciting long term opportunity to lease a prominent, well known commercial/shop on Station Road in Petersfield with the benefit of off road, private parking.

The current lessee's are relocating locally so this is the first time in 10 years that this commercial property has been available and it offers a panoramic office on a large corner plot on the corner Winton Road & Station Road.

Located within very easy reach of the mainline railway station with access to London Waterloo in 55 minutes, A3 motorway just a few minutes drive and Petersfield town centre just 5 minutes walk.

Accommodation comprises;

Double doors from the main road and private parking area lead in to the main office which is bright and well presented. Rear door leading to rear entrance hallway and rear access.

Second office which is currently a client seating area with kitchen and WC off it.

Third office which is currently used as board/meeting room.

Rent is £18,000 per annum - paid either monthly or quarterly.

The Landlord will carry out the following maintenance at an annual cost for 2021 to the lessee (pro rata) of £3,484 which will be reviewed each year;

Buildings Insurance  
Administration



Electrical wiring test & repairs

Parking, external building and communal area repairs and decorating

Fire and alarm testing, repair and maintenance

Window cleaning every 2 months

Fire extinguisher testing and updating

The property is available long term from 12th April 2021.

A tenancy referencing fee of £385 plus VAT (£462 including VAT) is payable by the new tenant for referencing, contract, inventory, security deposit and contract.

Viewings and enquiries strictly through the owners sole agent, Jacobs & Hunt, Petersfield.





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26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

[www.jacobshunt.co.uk](http://www.jacobshunt.co.uk)  
01730 262744  
[properties@jacobshunt.co.uk](mailto:properties@jacobshunt.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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