Retail

TO LET / FOR SALE

78 High Street

Odiham, Hook, RG29 1LN

High Street retail unit

1,180 sq ft

(109.63 sq m)

- Affluent High Street Location
- High Quality Bespoke Interior
- Ground Floor Retail Available with Vacant Possession
- Large outbuilding suitable for storage
- Good Transport Links via M3 (J5)

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Summary

Available Size	1,180 sq ft
Rent	£35,000 per annum
Price	Price on application
Rates Payable	£7,360 per annum If you're eligible, you could get 40% off your business rates bills for the 2025 to 2026 billing year (1 April 2025 to 31 March 2026). Prospective purchasers/tenants are to make their own enquiries via the Local Authority.
Rateable Value	£14,750
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a ground floor retail unit which is fitted out to a very high standard with LED spotlighting, high quality flooring, a large glass frontage and bi-fold doors to the rear of the property providing natural light . At the rear, the premises benefits from an outbuilding suitable for storage or even further workspace, with a WC and kitchenette.

At first floor level there is a residential flat, which is accessed from the rear of the property.

Location

The property is located in the affluent town of Odiham and has good links to London and the South Coast. The High Street remains a busy hub for the town and is home to local occupiers including Co-op, Strutt & Parker, The Stitching Room, Fountains Coffee Shop and several restaurants and pubs.

The nearest railway station is Hook which is approximately 2.5 miles from the subject property, and offers a direct link to London Waterloo.

Accommodation

The accommodation comprises the following areas. The total area below does not include the first floor residential flat.

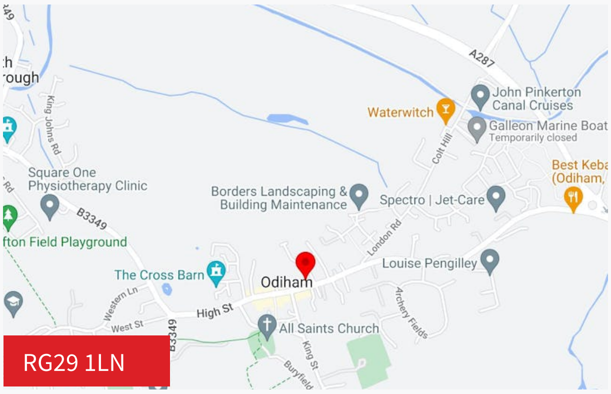
Name	sq ft	sq m
Ground - Retail	1,180	109.63
Outdoor - Outbuilding	209	19.42
Total	**1,389**	**129.05**

Terms

On a leasehold basis, the ground floor and rear outbuilding are available with vacant possession. Alternatively, the freehold is available to purchase of the whole of the building, with vacant possession on the ground floor and outbuilding only and subject to the shorthold tenancy agreement remaining for the first floor flat (which currently runs to 31st January 2026).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchaser and tenants where legislation requires us to do so.



Viewing & Further Information

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