

FOR SALE/TO LET

Restaurant / Class E Building

Former R2, Restaurant, The Square, Bishops Waltham, Hampshire, SO32 1AF

Key Features

- Net Internal Area – 2,047 sq.ft (190.21 sq.m)
- Guide price £395,000
- Quoting rent £35,000 per annum
- Within walking distance to public car park
- Suitable for restaurant, cafe, bar or other uses
- Attractive, affluent, medieval market town
- Nearby occupiers include Josie's, Costa, Boots, The Crown and a range of independent retailers



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location

The town of Bishops Waltham is situated on the B2177 Winchester to Fareham Road and the larger towns of Southampton, Portsmouth, Fareham and Winchester are all within an approximate 12 mile radius.

The property is situated close to The Crown & The Barleycorn public houses and would suit continued use as a restaurant/bar/cafe and enjoys a prominent town centre position on The Square.

There is a large public Pay & Display car park close by.

Description

Previously used as a restaurant, the property would be suitable for a wide variety of users including Hot Food, Medical, Office and Retail. The property comprises a well presented ground floor space, with additional office space upstairs and lower level kitchen/stores.

The building is Grade II Listed and has a distinct character, suiting a quality business.



What3words: **thinker.falls.grins**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,118	103.87
First Floor	651	60.48
Basement	278	25.86
Total Net Internal Area	2,047	190.21

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Terms

To Let – Available by way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

To Purchase – Guide price of £395,000 subject to contract for the freehold interest.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

C (59)

Rateable Value

Rating

To be assessed

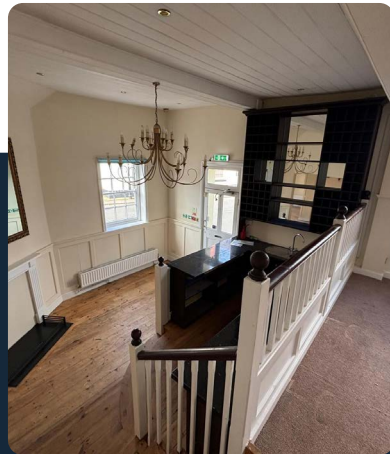
Source www.gov.uk/find-business-rates

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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