

Investment FOR SALE

**HOLLIS
HOCKLEY**



Bank House, High Street, Hartley Wintney, RG27 8NZ

Class E / retail investment opportunity in prominent Hartley Wintney location

Summary

Tenure	For Sale
Available Size	1,073 sq ft / 99.68 sq m
Price	Offers in the region of £695,000
Business Rates	To be assessed
EPC Rating	Upon enquiry

Key Points

- Prominent, central location in High St, Hartley Wintney
- Character building
- Investment opportunity
- Refurbished Class E / retail units currently leased on 15 year leases
- Public car park immediately at rear, with on street parking at front

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DESCRIPTION

Bank House is prominently located on the High Street in Hartley Wintney, immediately opposite the pedestrian crossing, and adjacent to Costa Coffee.

The building has been recently extensively modernised and converted, resultant in the leasing of both units to a deli / coffee bar, and is now currently fitted out and trading.

The main public car park lies immediately to the rear of the building, and there is free, time-restricted car parking along High Street.

ACCOMMODATION

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Availability
Unit - Unit A	Investment	543	50.45	Let
Unit - Unit B	Investment	530	49.24	Let
Total		1,073	99.69	

LEASE

Units A & B are held under 2 new lease to Valentino's Salumeria Ltd for a term of 15 years. Unit A is leased at £23,000 per annum rising to £25,000 per annum from June 2026 and Unit B is leased at £23,500 per annum. Both leases include 5 yearly rent reviews, and a tenant break clause after 5 years.

Total rental income £48,500 per annum.

PRICE

For sale by way of new 125 year ground lease. Offers invited in the region of £695,000.

LEGAL FEES

Each party to meet its own legal costs incurred in the transaction.

EPC

To be confirmed.



Viewing & Further Information

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