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**PETERSFIELD
TOWN CENTRE**
PRIME SHOP TO LET
TOTAL AREA 2145 SQ FT
APPROX NET SALES
1177 SQ FT
4 SWAN STREET
PETERSFIELD GU32 3AD



LOCATION & DESCRIPTION

Petersfield is an attractive market town, and many multiple retailers trade there, including Waitrose, M & S Simply Food, Monsoon, Fat Face, Laura Ashley, Caffè Nero, Costa, and many others.

Swan Street is a busy location just off The Square with the neighbouring shops including Nationwide, Oxfam, Coral, Sports Locker, Poppins Restaurant, Brewers Decorating Centre and Pets Corner.

ACCOMMODATION

Double fronted shop -

Internal width 23' 0"

Shop depth 63' 0"

Ground floor net sales 1177 sq ft

(Steps up at 27'6")

Rear yard, then a detached building -

Additional rear retail/store 543 sq ft

First floor storage/office/WCs 425 sq ft

- Rear loading access
- Suspended ceiling
- Inset lighting
- Wood shop front

TERMS

The premises are available to let on a new FRI lease contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II as amended, for 10 years (or more), with 5 yearly upward only rent reviews, at an **asking rent of £35,000 pa exclusive** of rates and service charge. There are two self contained flats on the upper floors which are not included.

The front shop of 1177 sq ft (less a new WC to be added) may be available on its own, rent on request.

RATES RV £25250

EPC D - 76

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

By appointment through the sole agents,
Osmond Brookes 023 8000 2020

Contact – Jeremy Braybrooke

Email-

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These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



50 metres

Experian Goad Plan Created: 13/06/2016

Created By: Osmond Brookes