



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Retail  
**TO LET**



## 2 London House, Chapel Street, Petersfield, GU32 3DR

Ground & First Floor Retail Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	323 sq ft / 30.01 sq m
<b>Rent</b>	£7,500 per annum
<b>Rates Payable</b>	£3,143.70 per annum
<b>Rateable Value</b>	£6,300
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Open Plan Sales Area
- First Floor Retail / Ancillary Accommodation
- Separate W.C.
- Situated in a Principle Retailing Location



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# 2 London House, Chapel Street, Petersfield, GU32 3DR

## Description

The property comprises a ground and first floor retail unit set behind a glazed shop front with entrance into an open plan sales area with stairs leading to the first floor which offers further retail or ancillary accommodation with separate w.c.

## Location

Chapel Street is one of the principle retailing areas for the town, which runs from The Square connecting with the High Street and Lavant Street.

The subject premises are located on the southern side of Chapel Street, approximately 20 metres from the junction with Lavant Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	180	16.72	Available
1st - Sales / Ancillary	143	13.29	Available
<b>Total</b>	<b>323</b>	<b>30.01</b>	

## Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £7,500 per annum exclusive of VAT

## Business Rates

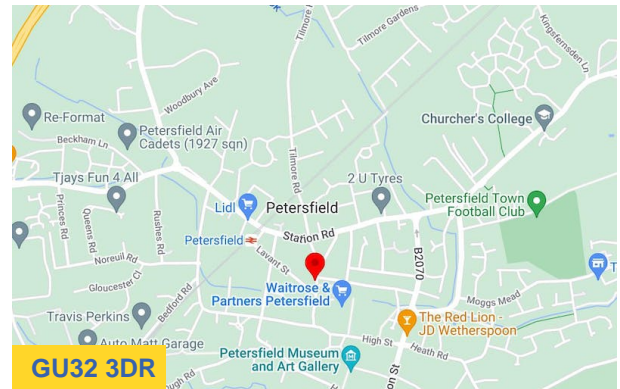
Rateable Value £6,300

The unit should benefit from Small Business Rate Relief, you are therefore advised to make your own enquiries to the local authority in this regard before making a commitment to lease.

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



## Viewing & Further Information

**Stuart Mitchell**

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