



RARELY AVAILABLE

61 High Street

Odiham, Hampshire, RG29 1LF

Attractive Grade II Listed
property with development
potential (STP)

2,552 sq ft

(237.09 sq m)

Rent: Available on Request

Price: Offers in excess of £675,000

- Free on street parking available
- Spacious self contained 2-bed flat
- Ground floor suitable for retail, A2, A3 or residential conversion (STP)
- Located in centre of attractive historic village
- 1 allocated car space

Location

The historic town of Odiham is located in North East Hampshire approximately 8 miles south east of Farnham. Junction 5 of the M3 motorway is easily accessible 1.5 miles to the north.

The property is situated on the south side of the High Street which forms the main retail thoroughfare within Odiham. Occupiers close by include The Co-operative, Strutt & Parker, Kings Restaurant, El Castello, McCarthy Holden Estate Agents, The Bell & Dragon Restaurant, McCalls and Peregrine travel.

Description

The property comprises an attractive and imposing Grade II Listed building with column fronted entrance. Internally the ground floor comprises mainly open plan accommodation with a small amount of office space and staff facilities housed in a single storey extension that wraps around the side and rear of the premises.

At first floor level there is a large self contained two bedroom flat accessed via a small shared garden.

The building also benefits from 1 allocated parking space in the communal car park to the rear.

Accommodation

Description	Sq ft	Sq m
Ground Floor Retail	1,602	148.83
First Floor Flat	950	88.26
Total Area	2,552	237.09

Potential

Of interest to an officer occupier, restaurant operator, estate agents, D1 user or a retailer. The building will also appeal to residential developers/investors looking to create a single dwelling or convert the ground floor into flats subject to planning permission.

Terms

The building is available for sale freehold or alternatively our client may consider letting. Further details on application.

Rates & Charges

Business Rates
Rates Payable: £12,643 per annum
(based upon Rateable Value: £25,750 and UBR: 49.1p)
This business rate figure only applies to the ground floor. As the property is Listed no empty rates will be payable

EPC

Available on request



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

Nick Reeve
t: 01252 710822
e: nreeve@curchodandco.com

Matthew Seary
t: 01252 710822
e: mseary@curchodandco.com

