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**PRIME SHOP IN  
LISTED BUILDING  
TO LET ON NEW LEASE**

**Net Area 843 sq ft**

**20 High Street,  
Petersfield GU32 3JL**

#### LOCATION

The property occupies an excellent High Street position directly opposite M&S Simply Food while other retailers in the immediate vicinity including Meon Travel, Cheltenham & Gloucester, ASK, Bath Travel and Superdrug.

The premises comprise an end of terrace Grade 2 Listed building believed to have been constructed around 1590, of brick and rendered elevations beneath a clay tiled pitched roof.

The premises have, for the past decade or so, traded as a highly successful ladies boutique and are now only available due to the owners plans to consolidate the business in other towns.

The premises are available with full vacant possession on a highly confidential basis, which we would ask interested parties to respect.

#### RATEABLE VALUE

£10,250 (2010 LIST)

#### LEGAL COSTS

Our client's reasonable legal costs to be borne by the ingoing tenant.



#### ACCOMMODATION

##### Ground Floor Sales

Internal width	17'10"
Total Shop Depth	48' 0"

**NET SALES AREA** **631 sq ft**

Basement Sales/Storage 212 sq ft

**Total Net Area** **843 sq ft**

The ground floor sales area has a wood strip floor and is presented in excellent condition with exposed beams and spotlights. There is a side display window to Folly Lane.

Small W.C.

#### TERMS

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed at a rental of £29,500 per annum exclusive of rates and service charge.

#### VIEWING

Strictly by appointment only with Osmond Brookes

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