

TO LET OR FOR SALE

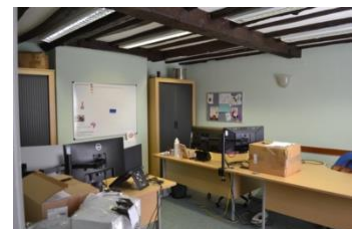
- Attractive, Grade II Listed Premises
- Prominent, Town Centre location
- Flexible, Class E Use
- Currently professional offices
- Private Parking
- Front and rear vehicular access
- Within 50 metres of M&S
- Easy access to A31
- ¾ mile to mainline railway station (London Waterloo 1 hour)
- Occupier or investor

104 HIGH STREET, ALTON, GU34 1HA

**PERIOD OFFICE PREMISES WITH PARKING – 2,300 SQ FT
TO LET OR FOR SALE**



**[Website and
Brochure
Link](#)**



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Glanfield Holmlund

Chartered Surveyors

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Accommodation

Ground Floor	756 sq ft	70.2 sq m
First Floor	1,049 sq ft	97.5 sq m
Second Floor	238 sq ft	22.1 sq m
Storage/Basement	308 sq ft	28.6 sq m
Total	2,351 sq ft	218.4 sq m

Terms

The accommodation is available on the basis of a new, full repairing and insuring lease for a minimum term certain of 5 years. Rental guide on application. Alternatively, the premises are available for sale, freehold with price guide on request.



Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction. Code for Leasing Business Premises: In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML: In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Glanfield Holmlund are required to identify all prospective purchasers and tenants.