

FOR SALE FREEHOLD

- Fully Let
- Town Centre location
- t/a Nisa Convenience store
- Separate s/c offices above
- Attractive Grade II Listed premises
- Annual rent of £42,000 per annum exclusive
- Expanding population
- Easy access A31
- Within ½ mile of mainline railway station (London Waterloo 1 hr)

61/61a High Street, ALTON, GU34 1EN

**TOWN CENTRE, CONVENIENCE STORE INVESTMENT FOR
SALE (Occupier businesses not affected)**

FREEHOLD



**Website and
Brochure
Link**



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Glanfield Holmlund

Chartered Surveyors

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Accommodation (Full Tenancy Schedule attached separately, or follow yellow link)

Address	Tenure	Rent
61 High Street	15 years from 27/11/23	£35,000
61a High Street	4 years form 27/2/24	£7,000
Total		£42,000

Terms

The investment is available on a freehold basis with price guide on application.



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.