ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

WINE BAR / RESTAURANT

NEW LEASE FROM FREEHOLDER

MAY SUIT ALTERNATIVES USES

10/12 COLLEGE STREET
PETERSFIELD
GU31 4AD

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The property is situated on the eastern side of the town centre in a prominent location opposite the junction with Tor Way and to the north of the High Street.

Petersfield is a prosperous and busy market town with a wide range of multiple retailers and independent boutiques along with restaurants and cafes etc. The property is located close to the main car park by Waitrose Supermarket. There is a mainline station on the Portsmouth to Waterloo line and the town has two junctions onto the A3 connecting with the national motorway network.

DESCRIPTION: The premises comprise an attractive and substantial character building with accommodation arranged over Ground and First Floors. Currently trading as a wine bar/restaurant, there are attractive bar/restaurant area with kitchen and WC facilities on each floor. The First Floor offers attractive open plan space with vaulted ceiling. The space is suitable for various alternative uses, subject to the necessary consents. The net internal floor areas comprise:

Ground Floor	111.30 SQ M	(1,198 SQ FT)
First Floor	128.70 SQ M	(1,385 SQ FT)
Mezzanine	4.30 SQ M	(46 SQ FT)
TOTAL	**244.30 SQ M**	**(2,629 SQ FT)**

AMENITIES:

* Character Building in Prominent Location
* Kitchens and WCs on Each Floor
* Currently trades as Wine Bar/Restaurant

TERMS: Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £45,000 per annum exclusive.
The premises are not elected for VAT and accordingly this will not be applied to the quoted Rent.

RATES: Rateable Value £30,000 payable @ 38.2p in the £ (2026/2027)
Interested parties should make their own enquiries of the local authority regarding any reliefs that may be available

EPC: To Be Advised

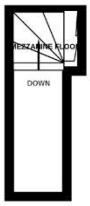
VIEWING: By appointment through **Park Steele 01252 717979**.

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

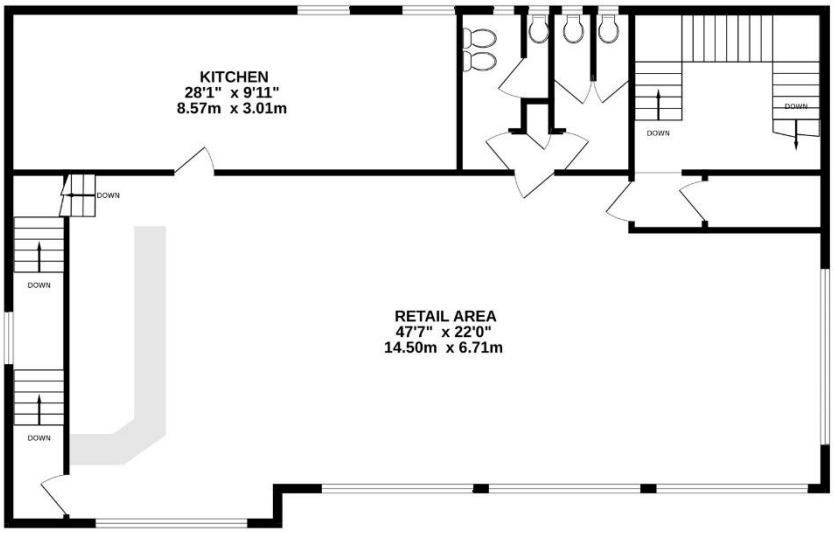
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.

FOLLY MARKET
& ANTIQUES CENTRE

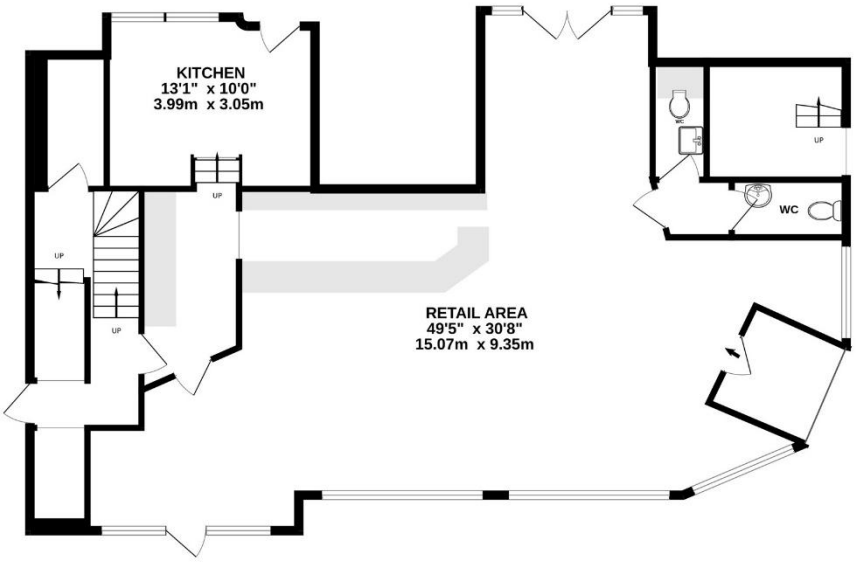
Note: Certain Fixtures, Fittings and Equipment shown in the photographs may belong to the current Tenant and will not necessarily be included with the Premises



2ND FLOOR
46 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.

TOTAL FLOOR AREA : 2630 sq.ft. (244.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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