

TO LET

- Exceptionally prominent corner site
- 150 ft frontage/return
- Occupies a commanding position at the entrance of the High Street
- Adjacent to public car parking
- Rear vehicular loading
- Arranged over two floors
- Currently Supermarket use with storage/ancillary
- Goods lift
- Flexible Class E Use
- Available as a whole (20,000 sq ft) or in sections
- Easy access to A32
- Within 1/2 mile of mainline railway station
- EPC - B

79-85 HIGH STREET, ALTON, GU34 1LG

PRIME, TOWN CENTRE RETAIL PREMISES, 9,000-20,000 SQ FT AVAILABLE ON NEW LEASE TO LET



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



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Glanfield Holmlund

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Accommodation

Ground Floor	Retail Space	9,500 sq ft
	Storage/ancillary	3,500 sq ft
First Floor	Storage/ancillary	5,200 sq ft
Total		18,200 sq ft

Note: The accommodation adjoins No. 77 High Street which is within the same ownership and can be included to provide a further 1,800 sq ft ground floor, totalling 20,000 sq ft.

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed, subject to minimum 5 year term certain. Rental 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.