



Dragon Street, Petersfield

£1,333 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Dragon Street, Petersfield

A spacious A1 retail/A2 Financial and professional services premises of approx. 845 sq ft located on Dragon Street in Petersfield, close to the main High Street, within the Town Centre.

These premises have two full width and height display windows to the front either side of the main public entrance, plus additional windows to the side, providing ideal premises for a modern retail unit. They are particularly well located as they face out onto the main road into the town from the south, between the High Street and a Tesco's supermarket and only a short walk from the main senior school.

As such they are in an ideal position for retail use and an internal viewing is highly recommended.

As well as the main showroom, the premises have the benefit of a rear office, small kitchenette and WC facilities. The rear office has natural light and double doors to the rear. Accessed off of the main showroom, there is an additional cellar, which may be suitable for selective storage.



LOCATION

Petersfield is a historic market town in East Hampshire locally known as the gateway to the South Downs National Park. The pretty town square holds a traditional market on Saturdays and Wednesdays, plus a Farmers market on the first Sunday of the month. The High Street, Chapel Street and Lavant Street have an abundance of local shops and national retailers, including M&S food store, Fatface, and Laura Ashley, as well as numerous banks, Post Office, bars and restaurants. The Rams Walk centre provides pedestrian footfall from the main central car park and is occupied by several national chains including Waitrose, WH Smiths, Costa Coffee and Crew.

The town has a mainline rail station on the London (Waterloo) to Portsmouth (Harbour) line. The town is also bypassed by the main A3 road which is dual carriageway throughout its length from London to Portsmouth and offers access to the M27 and M25, ferry ports on the South Coast and airports at Southampton, Gatwick and Heathrow.

Petersfield and the surrounding area of countryside is included within the South Downs Country Park, the South Downs themselves provide many opportunities for rural and leisure pursuits

LOCAL AUTHORITY

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

RATEABLE VALUE

We are advised by the Landlord that the rateable value is £14,750 – East Hampshire District Council

TENANCY LENGTH

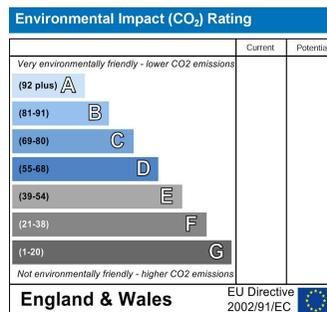
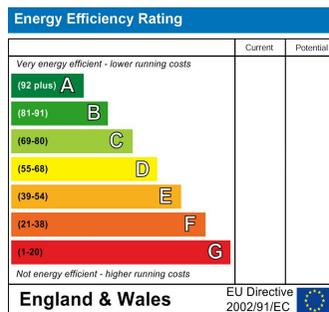
The length of Tenancy is to be flexible, with a minimum length of one year to be agreed between Landlord and Tenant.

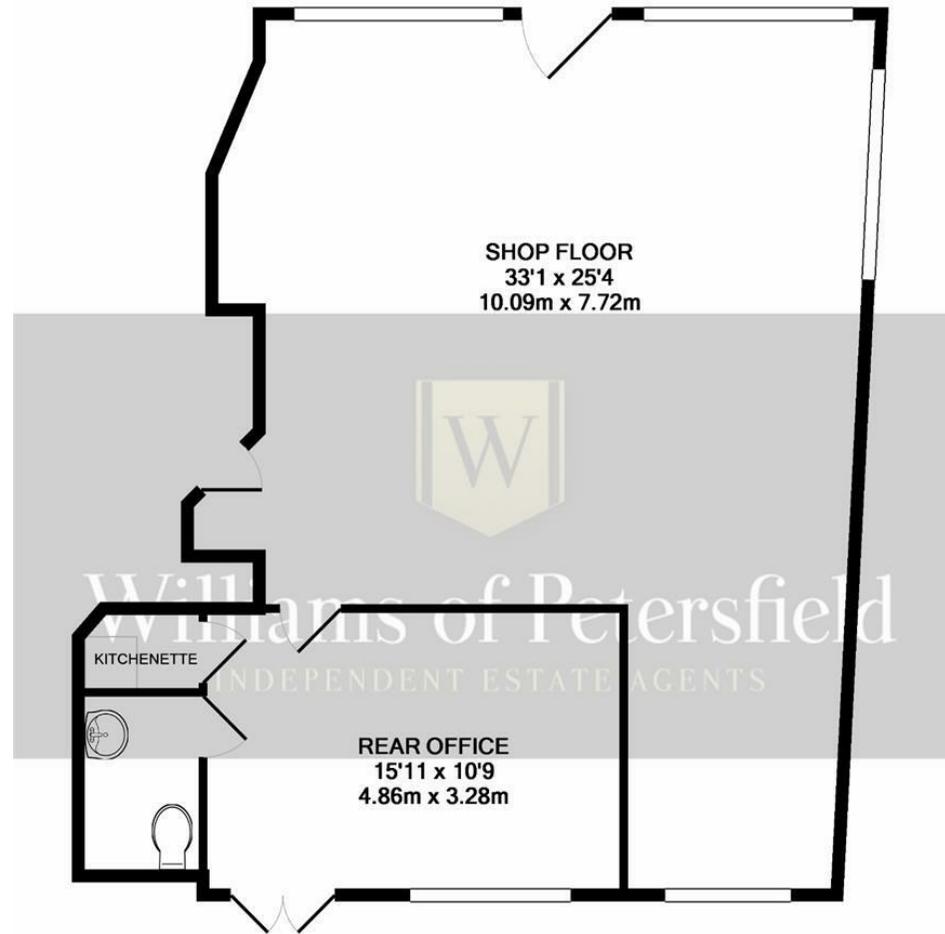
ADDITIONAL INFORMATION

All main services

LEGAL COSTS

The incoming Tenant will be responsible for the Landlords reasonable legal costs in association with the preparation of the documentation for the lease, if required.





TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Williams of Petersfield

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