



Dragon Street, Petersfield

£1,800 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

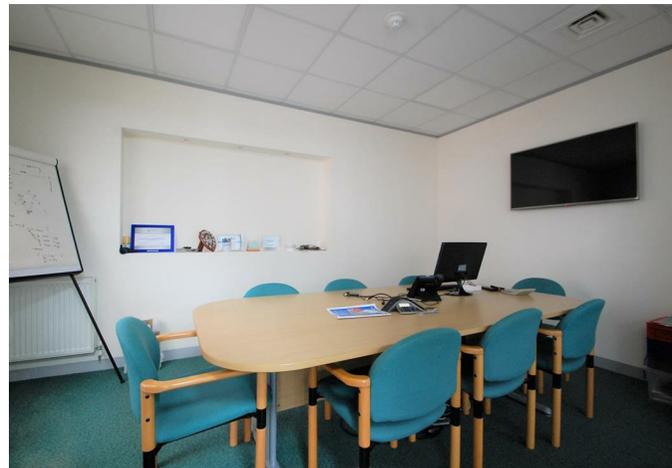
Dragon Street, Petersfield

A fantastic modern commercial premises in close proximity to the town centre offered to the market with off road parking. The property is located behind 13 Dragon Street, adjacent to ATS Euromaster and is accessed via a private driveway.

The premises is approximately 2000sq ft consisting of two meeting rooms which could also be used as private offices, a store room, a large open plan office space with a small lobby upon entry and a fitted kitchen. There is also the benefit of a shower room and a private patio/garden area.

Viewings are strictly by appointment only so please contact our office to arrange a time to view.

EPC - C



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

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 £9980 – 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

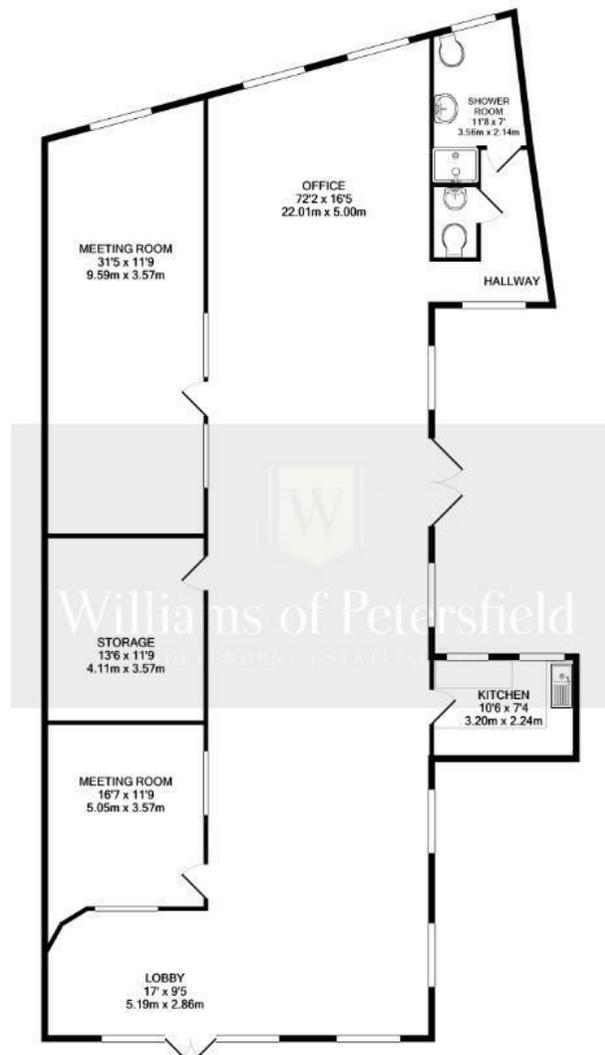
Legal Costs

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 2159 SQ. FT. (200.5 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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