



Dragon Street, Petersfield

Asking Price £166,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Dragon Street, Petersfield

A spacious premises of approx. 845 sq ft located on Dragon Street in Petersfield, close to the main High Street, within the Town Centre. Currently tenanted, this would make a fantastic investment for a new or currently commercial landlord.

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.

EPC - Exempt.



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

Please contact the local council for more information
- East Hampshire District Council

ADDITIONAL INFORMATION

All main services

Legal Costs

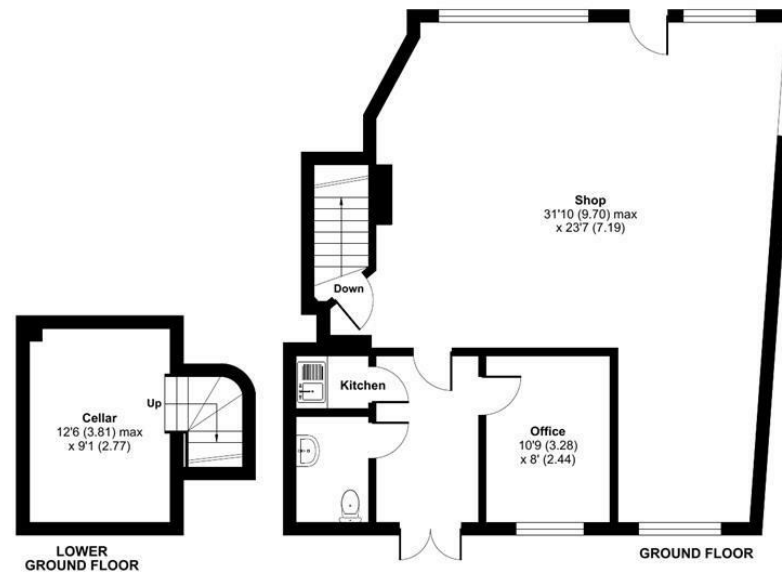
Each party to bear their own legal costs.



Dragon Street, Petersfield, GU31

Approximate Area = 1045 sq ft / 97 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Williams of Petersfield. REF: 691145

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