



The Annexe, High Street, Hartley Wintney, RG27 8NY

Self-contained office building in convenient central village location with car parking space

Summary

Tenure	To Let
Available Size	295 sq ft / 27.41 sq m
Rent	£9,500 per annum
Rates Payable	£2,195.60 per annum 100% Small Unit Business Rate Relief should apply, subject to status
Rateable Value	£4,400
EPC Rating	Upon enquiry

Key Points

- Rarely available small self-contained office building
- Convenient central village position
- Allocated parking space with other parking locally
- New lease terms available

The Annexe, High Street, Hartley Wintney, RG27 8NY

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	295	27.41	Available
Total	295	27.41	

DESCRIPTION

A small self-contained office building incorporating an office area with WC / tea point and private entrance, with the benefit of a parking space allocated within the private car park adjoining the building.

Access to the building is via a roadway leading from the village green at the rear, and there is pedestrian access through a covered alley immediately onto the High Street for the private use of both this unit and the neighbouring buildings.

It affords a rare opportunity to acquire a small self-contained unit in a convenient central location.

LOCATION

The Annexe occupies a position immediately to the rear of the High Street in Hartley Wintney, either accessed by pedestrian entrance from the High Street, or by vehicular access from the village green at the rear.

The office is located at the heart of Hartley Wintney, immediately adjacent to the shops and local facilities in the High Street, which include Costa Coffee, Lloyds Chemist etc.

RENT

£9,500 per annum.

RATES

Rateable value - £4,400 per annum.

Rates payable - £2,195.60 per annum

100% Small Unit Business Rate Relief may be available, subject to status.

TERMS

Available on new lease terms.

EPC

TBC.

LEGAL COSTS

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Generated on 12/11/2024

