

# ALTON Hampshire Former Café Restaurant

1,145 sq. ft (106.3 sq m)

**WITH RESIDENTIAL ACCOMMODATION ABOVE**



**6 Turk Street, Alton, Hampshire GU34 1AG**

## **FOR SALE FREEHOLD (Vacant Possession)**

- Rarely available freehold suitable for owner occupation or investment.
- Suitable for refurbishment or redevelopment subject to planning.

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## Location

The property is situated in a prominent retail position just off the busy Alton High Street. Turk Street experiences a good level of traffic forming part of the town one way system. The property is close to Woolworths, Boots, New Look, Waterstones and the main town centre car park.

## Accommodation

The property is arranged over a cellar, ground and two upper floors. The ground floor of the property previously traded as a café with ancillary storage. The first and second floor was used as living accommodation.

### Retail Element:

Frontage to Turk Street approx	ft ( 4.8m)		
Floor	Use	Sq ft	Sq m
Ground	Retail / showroom	690	64.1
Cellar	Storage	455	42.2
<b>Total approx ( Gross Internal Area)</b>		<b>1,145</b>	<b>106.3</b>

### Residential Element:

The first floor consists of three bedrooms and one bathroom the second floor consists of 4 further rooms. In addition there is further residential accommodation above the rear area.

## Terms

For sale freehold with full vacant possession on completion. Offers are invited in excess of £350,000 subject to contract.

## Planning/ Rates/VAT

Any intending lessee must satisfy themselves independently by making their own enquires and contacting the relevant statutory authorities on any planning issues as well as to the incidence of VAT, rates payable and transitional relief (if any) in the respect of the property. The local authority is East Hants District Council telephone 01730 266551

## Legal Costs

Both parties legal costs are to be paid by the purchaser.

## Viewing and further information

Strictly by appointment through the sole letting agents

Contact:	or
Nick Atkinson	Steve Barrett
<a href="mailto:nicka@hurstwarne.co.uk">nicka@hurstwarne.co.uk</a>	<a href="mailto:steve@hurstwarne.co.uk">steve@hurstwarne.co.uk</a>
Tel: 01252 816061	Tel: 01252 816061

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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**Our Leatherhead and Fleet regional offices cover Surrey, Hampshire, Berkshire and the South West M25**

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