



15-19 Dragon Street

Petersfield, GU31 4JN

## Freehold industrial unit for sale with Vacant Possession in Petersfield

**9,623 sq ft**

(894.01 sq m)

- Prominent site with development potential for residential or other uses, STPP
- Mezzanine for additional storage
- 10 Parking spaces
- Site area 0.14 ha 0.35 acres
- OIEO £875,000 excl, VAT invited on an unconditional basis

Summary

Available Size	9,623 sq ft
Price	Offers in excess of £875,000
Rateable Value	£67,500
EPC Rating	Upon enquiry

Description

The property comprises a detached single storey workshop, with a semi detached store located at the front of the site. The main workshop is divided into two bays, with an adjoining single bay workshop featuring a higher eaves height. The unit includes a single storey reception area, customer WC facilities and a staff room. At the rear of the higher workshop is an additional mezzanine, providing extra storage space. The semi detached store at the front of the site adjoins the neighbouring house. There is a large forecourt with parking for approximately 10 cars.

Location

Petersfield is a historic market town in East Hampshire, located approximately 17 miles north of Portsmouth & 25 miles south of Guildford. The town benefits from excellent rail connections with regular services to London Waterloo and Portsmouth Harbour. The fastest journey time to London Waterloo is approximately 1 hour 5 minutes.

The town has good road links with direct access to the A3, providing a fast route to London and the south coast. The A272 also runs through the town, connecting to Winchester & Midhurst.

The property is well located on Dragon Street, close to the town centre in a mixed commercial and residential area, with nearby amenities including supermarkets, cafes, and local shops. The area is well served by local bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,934	737.09
Mezzanine	1,689	156.91
Total	9,623	894

Viewings

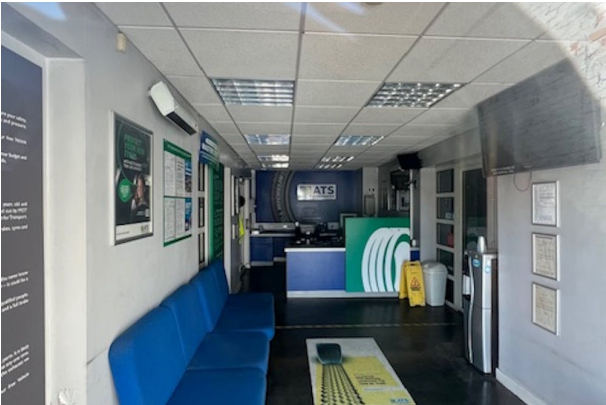
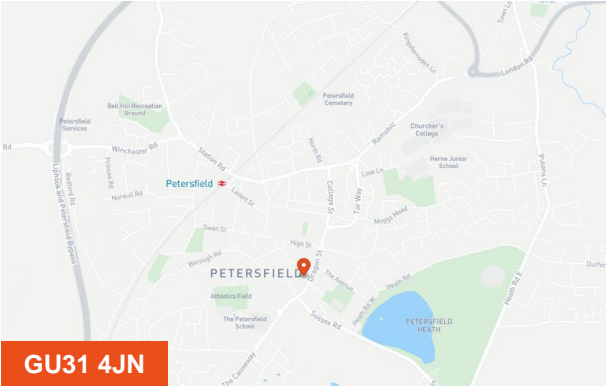
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

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



Viewing & Further Information

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# PETERSFIELD