



23E Chapel Street  
Petersfield, Hampshire, GU32 3DT

**TO LET**

## Lock-Up Shop Sales Area - 291 sq ft

### Key Features:

- Petersfield is an attractive market town
- Situated opposite the Central Car Park and busy thoroughfare between Waitrose car and Chapel Street
- Open plan retail space with WC
- The occupier may be entitled to 100% Small Business Rate relief
- FRI lease available
- Rent £15,000 pa, plus VAT
- Nearby occupiers include Waitrose, Pizza Express, Fez, Sue Ryder and Gregg





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## Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

Nearby occupiers include Waitrose, Pizza Express, Fez, Sue Ryder and Greggs.

## Description

The premises comprises a lock-up shop with a WC to the rear.

## Accommodation

The accommodation has an approximate NIA of 291 sq ft.

## EPC

We understand the property has an EPC rating of D.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease, subject to vacant possession, for a term to be agreed at a commencing rent of £15,000 per annum exclusive, plus VAT.

## Business Rates

Rateable Value (2023): £8,100.

The occupier may be entitled to 100% Small Business Rate relief.

## VAT

We understand the property is registered for VAT.

## Legal Fees

The ingoing tenant will be responsible for the landlord's professional fees.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

22 July 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS

