



HOLLOWAY
ILIFFE &
MITCHELL

Retail
TO LET / FOR SALE

OFFERS INVITED



Unit 1 & 2 Dragon Court, Dragon Street, Petersfield, GU32

Development of 2 Ground Floor Retail Units

Summary

Tenure	To Let / For Sale
Available Size	938 to 2,482 sq ft / 87.14 to 230.59 sq m
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Prominent Road Frontage
- Fringe Town Centre
- Access to Rear Car Park & M&S Car Park
- A1/A2/E Class Use
- To be Built to a Shell Finish



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Unit 1 & 2 Dragon Court, Dragon Street, Petersfield, GU32

Description

The units are to be constructed and will comprise ground floor sales area with fitted w.c.'s, and finished to a shell for occupiers own fit out.

The premises will provide screeded floor, plastered walls and ceiling, fitted external doors and windows, serviced entry points and electric, water and BT initial cabling.

Location

The property is situated fronting Dragon Street with a prominent road frontage, positioned with the second property situated to the rear on a busy walk through between the High Street and rear car park.

This part of Dragon Street accommodates a mix of retail ,office and food related uses as well a nearby Vet and office.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Price	Availability
Unit - 1	938	87.14	To let / For sale	Offers Invited	Available
Unit - 2	2,482	230.59	To let / For sale	Offers Invited	Available
Total	3,420	317.73			

Terms

Available on new 125 year ground leases - Offers Invited
alternatively available on new full repairing insuring leases for a terms to be agreed.

Rateable Value

To be reassessed. You are advised to make your own enquiries in this regard.

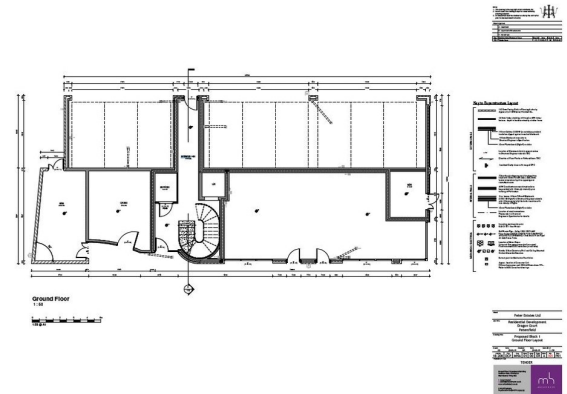
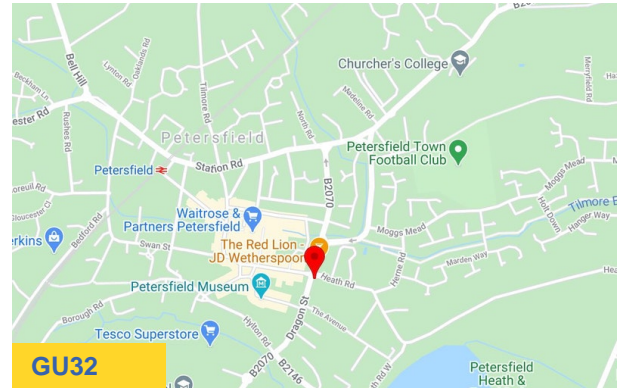
Other Costs

Service charge and buildings insurance will be payable and will be assessed on completion of the development.

Unless otherwise stated all prices are exclusive of VAT

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

Stuart Mitchell

023 9237 7800

stuart@hi-m.co.uk

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