



19 HIGH STREET  
**Petersfield**  
HAMPSHIRE GU32 3JT

Fitted High Street  
Restaurant / Retail Unit (Class E)  
with accommodation  
in a Grade II Listed Building  
3,402 sq ft / 316 sq m  
Let to Ruby & Montys

Freehold for Sale



**FOR SALE BY AUCTION** | 12th July 2022 | <https://www.acuitus.co.uk/property/4503>



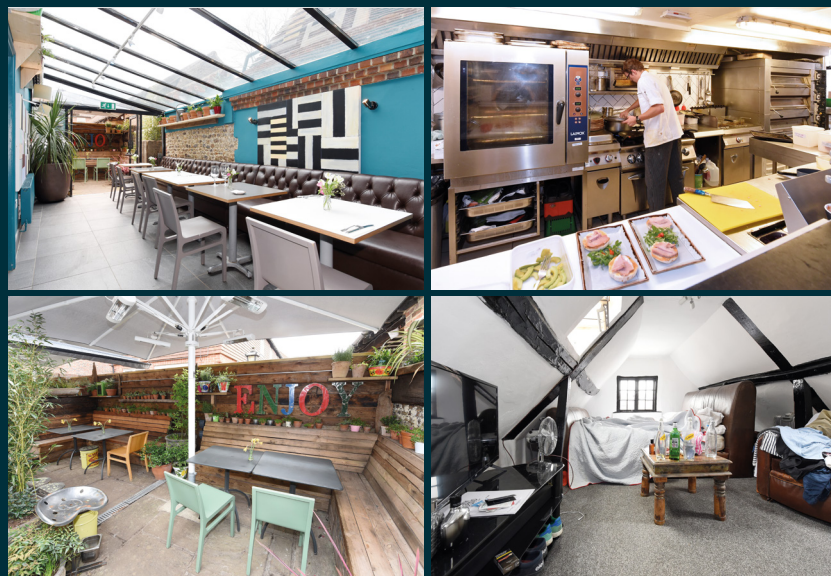
## LOCATION

- Petersfield is 15 miles south-west of Haslemere, 18 miles north of Portsmouth, 57 miles south-west of London
- Roads - A272, A23 and A3 link to A3(M)
- Petersfield Station - London Waterloo 63 mins
- Airports - Gatwick 34 miles, Heathrow 38 miles



## SITUATION

Petersfield is an affluent and historic market town in the heart of the South Downs National Park. The property lies a short distance to the east of The Square, home to Hampshire Farmer's Markets, as well as the entrance to the Rams Walk Shopping Centre. Nearby occupiers include M&S Simply Food, Boots, Poundland, Superdrug, Laura Ashley and NatWest Bank.



### FOR SALE BY AUCTION

Tuesday, 12th July 2022

CLICK HERE to see the Auction Catalogue

### GUIDE PRICE

£575,000 - £600,000 plus VAT. Subject to Contract.



## THE PROPERTY

The property, a busy restaurant and café, is arranged over four floors with ground and part first floor restaurant accommodation with kitchen/ ancillary accommodation on part first, second and basement floors. The second floor was historically used as residential accommodation. The property also benefits from a rear external terrace. It has been recently fitted out to a high standard.

## RENT

Let to Ruby & Montys Kitchen & Bar, on a 15-year Lease from March 2021 at £50,000 per annum exclusive.

## All Enquiries

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