



113A High Street

Odiham, RG29 1LA

Freehold Investment / development opportunity

1,261 sq ft

(117.15 sq m)

- Situated in affluent high street location
- Ground floor currently producing a rental income of £14,300 pax
- Re-development potential of 1st floor
- Grade II Listed
- Freehold

Summary

Available Size	1,261 sq ft
Price	£295,000
Business Rates	Details on application
EPC Rating	Upon enquiry

Description

The property is a Grade II Listed building situated over two floors. The building comprises retail accommodation to the ground floor with staff welfare facilities towards the rear. The first floor is currently unoccupied and benefits from attractive exposed beams and excellent natural light. The current owners removed the rear staircase to create a kitchen area at ground floor level but there is a possibility access can be reinstated which would allow the conversion of the upper floor into a self contained residential unit (subject to planning).

Location

Odiham is an affluent village located in North East Hampshire with a population of approximately 5,000 people. The property is located within the centre of this attractive, historic village. Nearby amenities include a range of independent retailers, estate agents, newsagents as well as several quality pubs and restaurants.

Junction 5 of the M3 is within 2 miles providing fast access to the national motorway network. Nearby train stations at Hook and Winchfield are both within 3 miles and provide direct access to London Waterloo and the South East.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m	Availability
Ground - Retail	566	52.58	Available
1st - 1st floor	695	64.57	Available
Total	1,261	117.15	

Terms

We are instructed to market the building on the basis of a freehold sale at a price of £295,000 exclusive.

Tenancy

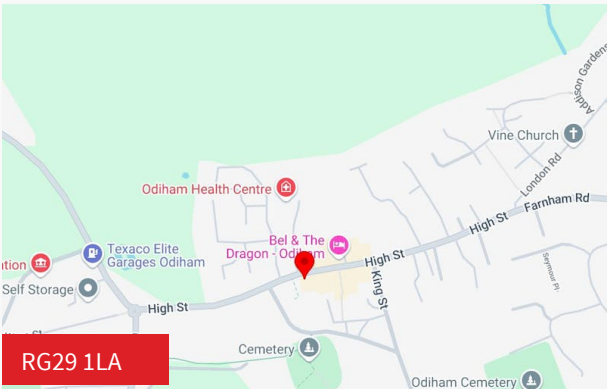
Part of the ground floor is currently let to Optical Dispensing Ltd for a term of 10 years expiring 01/03/2032 with a mutual break option 01/09/2025 subject to 6 months prior notice. The lease also benefits from an upwards only open market rent review on 02/03/2028.

Legal Costs / VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale. Prices are quoted exclusive of VAT which may be charged.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Matthew Munday
0125 271 0822 | 07742 336 948
mmunday@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 02/07/2025

