



### Offices in GU31

College Street, Petersfield, Hampshire,  
GU31 4AD

**£440,000** Starting Bid

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Commercial Property and Residential Property
- ✓ Basement
- ✓ Downstairs W.C
- ✓ Freehold
- ✓ Investment Opportunity

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

A great opportunity to purchase this unique Georgian property a moments walk from the heart of Petersfield town. This makes a excellent income generating investment opportunity and benefits from a large commercial unit on the ground floor, a two-bedroom residential flat above and a basement on the lower level, a rare sight in marketed properties.

The commercial unit on the ground floor has two open plan rooms, along side a kitchen, a downstairs W.C, a large store room and an exceptional amount of outdoor space around the back. This could be the perfect opportunity to start that business you may or may not be dreaming of or, the perfect opportunity to rent out the space and earn a separate income. The lower level accommodates a historic basement which covers approximately 429.4 square feet of floor space. A rare opportunity to purchase in Petersfield high-street.

Completing the attractiveness of the property is the large residential flat above. Recently renovated with a modern design, it hosts two large bedrooms, a living room, a spacious kitchen, a large family bathroom and a loft room above, which could be ideal office space, storage or another bedroom. The flat also has access to large loft space and separate access from the street, allowing the commercial floor and the residential floor sperate living.

This property is the perfect investment and a great opportunity. Viewing is highly recommended.

Commercial EPC - D

Residential EPC - D

Tax Band - C

Freehold

Location - Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local Authority - East Hampshire District Council

Penns Place, Petersfield

Hampshire, GU31 4EX

Price: Starting Bid £440,000

Property Type: Offices

Business Type: Residential Investments

Parking: On Street

## Description

A large commercial unit on the ground floor, a two-bedroom residential flat above and a basement on the lower level.



## Location

A moments walk from the heart of Petersfield town.



## Tenure

Freehold



## EPC

This property's energy rating is D.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





College Street, Petersfield, Hampshire, GU31 4AD

Contact your local branch today for more information on this property:

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