

TO LET

Retail unit with adjoining three-bedroom bungalow in a semi-rural setting

- **Attractive rural village setting within the Leckford Estate**
- **Prominent position at the junction of Winchester Street and Leckford Lane (A3057)**
- **Recently refurbished**
- **Parking for two cars and large rear garden**



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Leckford Shop, Leckford, Stockbridge SO20 6JG

Location

The Property is situated within the rural village of Leckford, just to the east of the River Test and a short distance north of the small town of Stockbridge. The surrounding area is predominantly countryside and agricultural estate land, forming part of the wider Leckford Estate which extends across approximately 2,800 acres in the Test Valley.

The wider area benefits from good connections to regional towns: Winchester lies to the southeast— approximately 10 miles away— and offers mainline rail services to London and the wider south. The A30 and A303 routes also provide convenient road links across Hampshire and towards the M3 motorway.

Description

The Property comprises a single storey building arranged as a three-bedroom bungalow with a shop unit to the front. The residential accommodation includes three bedrooms, bathroom, living room and kitchen. The general specification includes gas central heating, uPVC double glazing and LED spotlights throughout. The building has recently been refurbished and benefits from a large garden, two parking spaces and an outbuilding suitable for storage.

Accommodation

The accommodation available is as follows:

Shop

Floor	NIA m ²	NIA ft ²
Ground Floor	22.42	241

Bungalow

Floor	GIA m ²	GIA ft ²
Ground Floor	76.65	825

The outbuilding provides 16.97 sq. m. (183 sq. ft.).

Terms

A new full repairing and insuring lease is available on terms to be negotiated.

Rental

£24,000 per annum exclusive.

Rateable Value

The commercial element of the property is currently assessed for business rates as a post office and premises with a rateable value of £2,800.

VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Test Valley Borough Council / T: 01264 368000

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Energy Performance Certificate

The Property has been assessed and achieved a rating of 152 – G. Prior to occupation, improvement works will be undertaken to bring the Property into compliance with Minimum Energy Efficiency Standards.

Photographs



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