







Excellent opportunity to purchase the freehold of two lock up shops - one facing Chapel Street and the second facing Waitrose car par, having its own private driveway with parking for 4 cars. Together with a 1 bedroom first floor flat with small private terrace.

Both shops have electric heating.

The Property Exchange - the business is not for sale or moving - just the freehold of the premises. Lock up shop with small rear storage area and WC. Electric heating.

The Dandy Cat - the business is not for sale or moving - just the freehold of the premises. Lock up shop with large, separate storage area and separate kitchenette and WC. Also comes with a driveway with private parking for 4 cars and faces directly onto Waitrose car park.



First floor one bedroom flat, accessed via private metal staircase adjacent to The Dandy Cat. Small private roof terrace with door giving access to the kitchen. Behind this is a small double bedroom, shower room and to the front aspect is a sitting room. Electric heating. The tenant has just signed a new 12 month contract.



Total income for all three units is £1950pcm -  
£23,400 pa giving a yearly yield of 6.9% at the  
asking price.

Please contact our office for further information.

Vendors Sole Agents - Jacobs & Hunt, Petersfield.

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR  
VIEWING CONVENIENCE!**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

