



**RETAIL INVESTMENT
LET TO HADLEY SIMMONS HAIR SALON.**

FOR SALE - 1,050 SQ FT (97.55 SQ M)

KEY BENEFITS

- Let to the business owners of Hadley Simmons hair salon. www.hadleysimmons.co.uk
- The tenants run a highly successful and popular contemporary salon.
- Each shop is let on a full repairing lease (inside the L&T Act 1954) expiring in June 2028. Combined current rental income of £21,500 p.a.x. Rent reviews September 2023 not implemented.
- Grade II listed building.
- Gross frontage of approx 6m to the High Street.
- The tenant may be interested in agreeing a new longer term lease.

LOCATION

Odiham is a large historic village close to the M3 motorway (J5 2miles) and is midway between Basingstoke and Fleet (10 miles away). The properties are located at the western end of the historic and attractive High Street. Ample public parking is available within the village.

DESCRIPTION

The investment offered for sale comprises two interconnecting ground floor retail units being No 103 and 109 High Street.

Both properties are Grade II listed (dated C19th) and within the Odiham Conservation Area.

Full information on the leases and income of this investment opportunity are available from Hurst Warne.

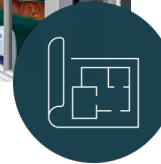


103 / 109

HIGH STREET | ODIHAM | RG29 1LA

VIEW WEBSITE

hurstwarne.co.uk



SUMMARY

- Price: Offers in the region of £230,000 Showing a NIY of c9.12% after costs. VAT is not applicable on the sale.
- Available Size: 1,050 sq ft
- Rates Payable: On application
- EPC: B (46)

TERMS

The ground floor retail units will be offered for sale on a new single long leasehold interest for a term of 999 years at a peppercorn rental. The buyer will be responsible for internal repairs/maintenance of the ground floor and the external repairs/decoration of the shop frontages. In addition to pay a fair and reasonable proportion towards the cost of repair, maintenance of the building and the roof serving the property.

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Building - 103 High Street	650	60.39	Occupied
Building - 109 High Street	400	37.16	Occupied
TOTAL	1,050	97.55	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

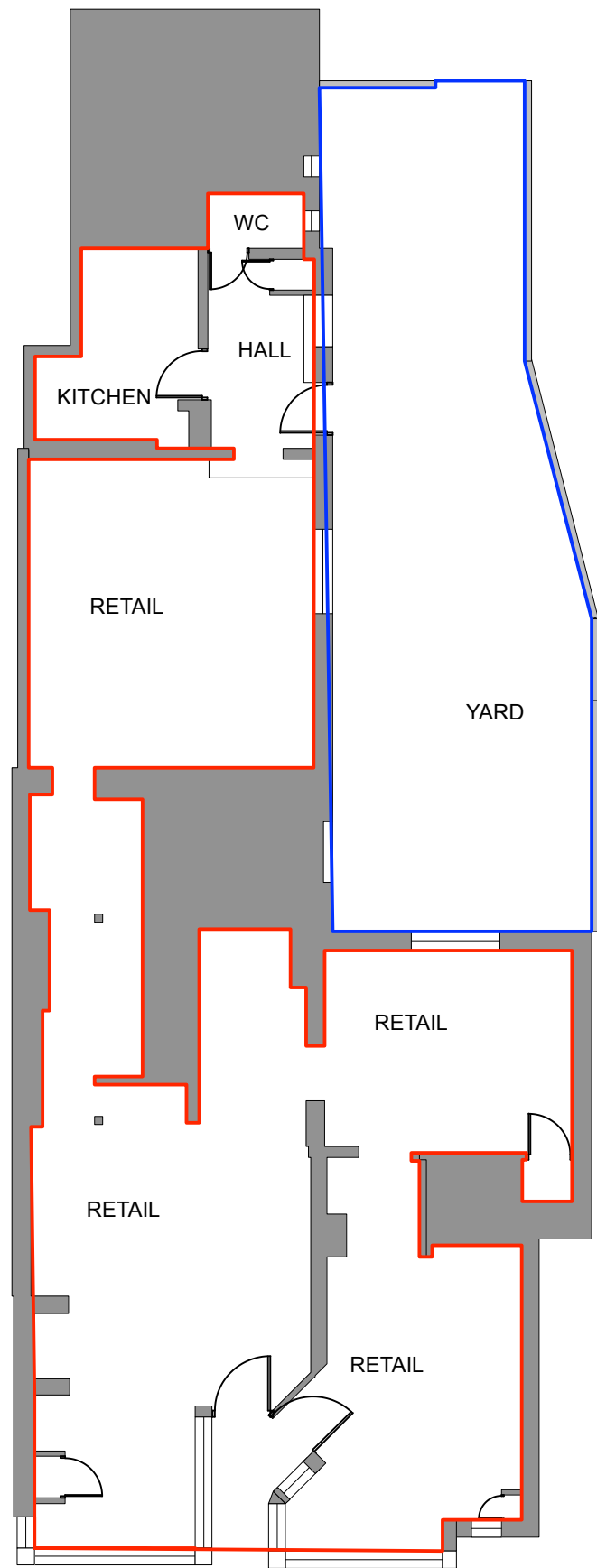
Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



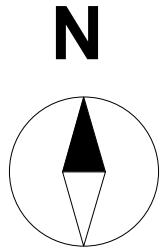
OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25





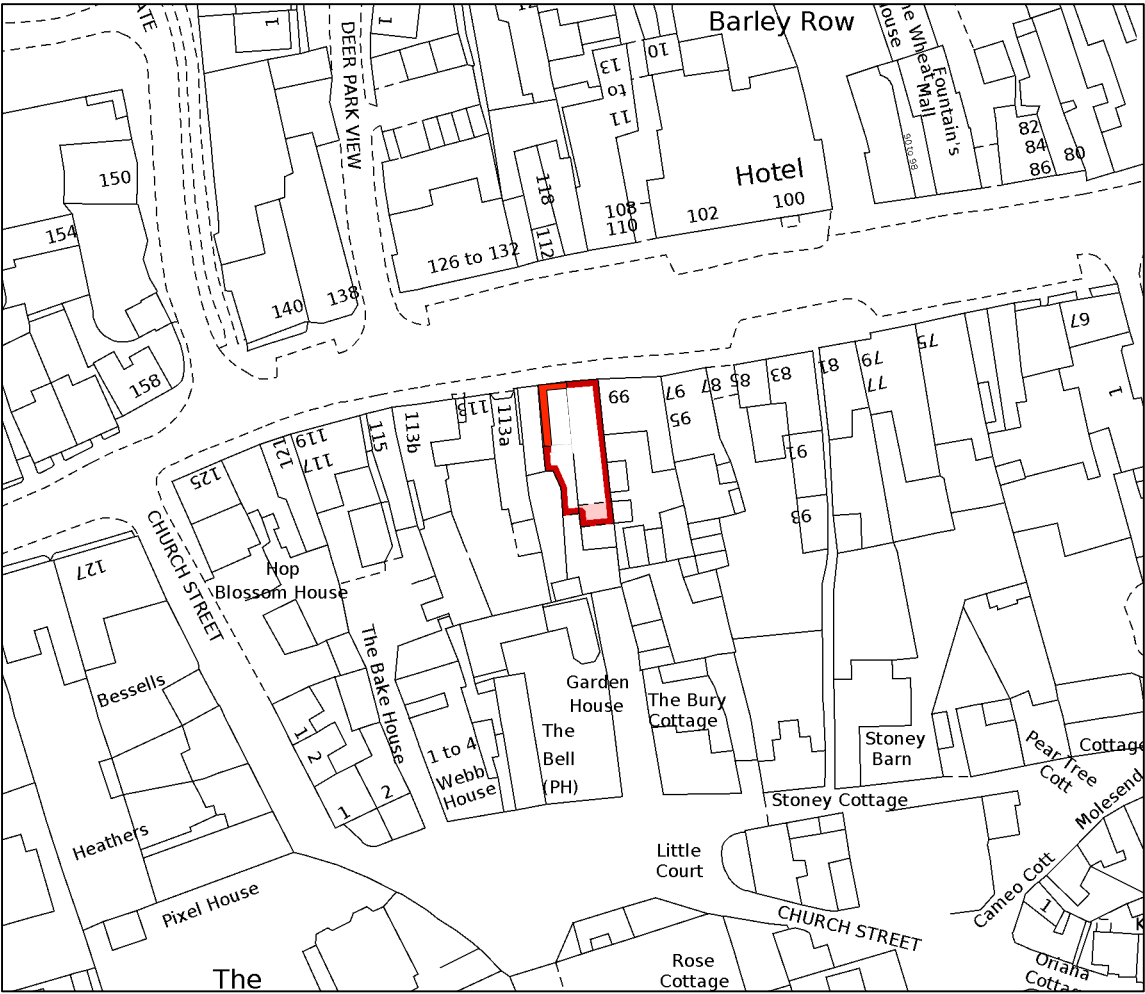
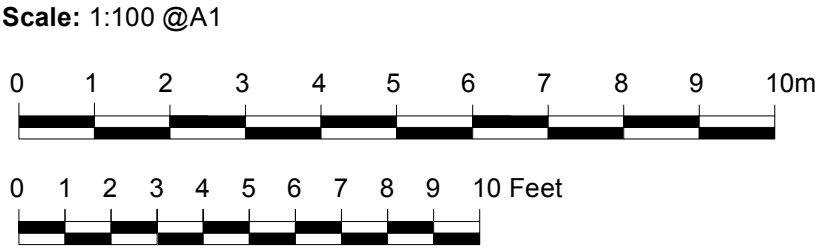


Ground Floor Plan (Scale 1:100m @A3)



BLUE OUTLINED AREAS MAKE UP COMMUNAL AREAS

RED OUTLINED AREAS MAKE UP THE LEASE DEMISE



Location Plan (1:2500 @A3)

 30 Madeline Road, Petersfield, Hampshire, GU31 4AL Telephone: 0776 389 1162 Email: Mike@Metimur.org	Address: 105 High Street, Odiham, Hook RG29 1LA		Notes: 1) All aspects of this drawing are subject to site survey and preparation of full set out drawings by main contractor. Any major discrepancies to be discussed with Client prior to manufacture of components. All areas where heights are critical, are to be surveyed and setting out drawings prepared at the earliest opportunity. 2) All dimensions relating to suppliers or sub-contractors must be checked and agreed between the main contractors and suppliers or sub-contractors. 3) This drawing represents design intent only. Specialist sub-contractors are responsible for the accurate, safe and fit for purpose execution of all issues under the domain. Overall responsibility for implementation lies with the main contractor. All variations which may be the result of technical safety requirements must be discussed with Client prior to implementation. Where variations are necessary, profile of original design intent must be maintained or alternative proposals submitted to Client for consideration. 4) Contractor to ensure all details are commensurate with structural stability. 5) All details are to conform with the relevant statutory requirements. 6) All electrical installation to comply with current industry regulations and good practice. 7) All design profiles to be maintained in detailing and manufacturing. 8) In doubt, ask, consult or advise, please do not assume. 
	Scale: 1:100 @A3	Date: 14/08/2025	