

# DETACHED GARAGE INCLUDING WORKSHOPS, RECEPTION /OFFICE WITH FORECOURT SALES & PARKING

IN TOTAL APPROX ONE THIRD OF AN ACRE PLOT

TO LET **PROPERTY TO BE REFURISHED THROUGHOUT**

3,297 ft<sup>2</sup> (306 m<sup>2</sup>) Plus Forecourt Sales & Parking

**HOUND GREEN GARAGE, READING ROAD, HOUND GREEN, MATTINGLEY, (NR HECKFIELD) RG27 8LQ**



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- ▶ **Prominent Front & Side Sales Forecourt**
- ▶ **3 x Workshops – Previously Used for Vehicle MOTs and Repairs**
- ▶ **Workshops with Loading Doors**
- ▶ **Various External Space**
- ▶ **Premises to be Re-Roofed – New Loading Doors – Refurbished Reception/Office**
- ▶ **Busy Road Location & Close by Several Affluent Villages**

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## LOCATION

Hound Green Garage holds a prominent position situated on the busy B3349 Reading Road connecting the towns of Hook and Riseley, and passing through the villages of Mattingley and Heckfield, with surrounding villages including Hartley Wintney, Hazeley, Rotherwick and Bramshill. The property has been in garage, workshop and car sales use for many years.

The access is good, whereby you can head directly South on the B3349 to Hook and Junction 5 of the M3 Motorway, approximately 3.7 miles.



## ACCOMMODATION

Measured on approximate Gross Internal Areas.

Workshop 1	1,227 ft <sup>2</sup>	(114 m <sup>2</sup> )
Workshop 2	964 ft <sup>2</sup>	(89.6 m <sup>2</sup> )
Workshop 3	505 ft <sup>2</sup>	(47 m <sup>2</sup> )
Reception/Office	537 ft <sup>2</sup>	( 49.9 m <sup>2</sup> )
Sales Office (Guesstimate Area)	64 ft <sup>2</sup>	(6 m <sup>2</sup> )
<b>Total Area</b>	<b>3,297 ft<sup>2</sup></b>	<b>(306.5 m<sup>2</sup>)</b>

**\* Space for approximately 20 vehicles on external sales display**



## DESCRIPTION

A detached garage building and plot, previously one of the original filling stations of the early 20<sup>th</sup> Century, which now offers 3 x workshops, office/reception area, toilet, kitchen and ample parking as well as car sales space for approximately 20 vehicles.



## RATEABLE VALUE

The rateable value for the premises as from April 2026 is £28,500 which means the rates payable will be around £12,312, however, if the premises are eligible for the retail, hospitality and leisure rates relief, then the rates payable should be around £11,000. For detailed information we recommend that interested parties contact Hart District Council on 01252 622122.

## LEASE

The premises are available on a new lease with length of term by agreement at an annual rent of £57,500 pax.

## VAT

We understand from our client that the property is not elected for VAT.

## LEGAL COSTS

Each party to pay their own legal costs in the matter.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out once the refurbishment works have been completed.

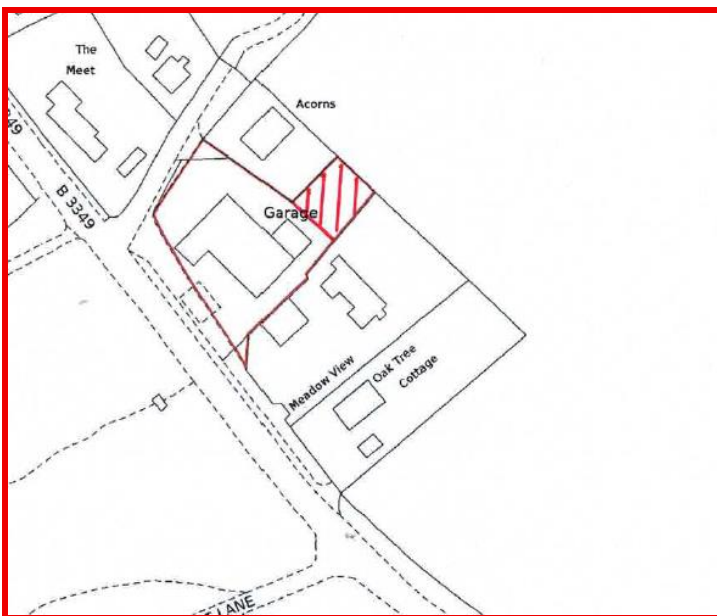
## REFURBISHMENT WORKS

We understand from our client that the Asbestos Roofs will be replaced with profile steel cladding, loading doors replaced with steel roller shutter doors, office/reception refurbished and insulated, toilets and kitchen refurbished.

Timings for completion of the refurbishment works to be March/April 2026.

## IMPORTANT – SMALL YARD TO THE EXTREME REAR OF OUR CLIENT’S OWNERSHIP

Our client has fenced and gated the small tarmac yard area to the extreme rear of the premises as they are retaining this for their own storage use (subject area hatched in red on the plan below).



## FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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