

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 ft² (306 m²) Plus Forecourt Sales & Parking

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



7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on the following:

Sales
Lettings
Acquisitions
Rent Reviews
Lease Renewals
Opinion of Values
Investments
Land



- ▶ 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

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard. Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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 ²	(114 m ²)
Workshop 2	964 ft ²	(89.6 m ²)
Workshop 3	505 ft ²	(47 m ²)
Reception/Office	537 ft ²	(49.9 m ²)
Sales Office (Guesstimate Area)	64 ft ²	(6 m ²)
Total Area	3,297 ft²	(306.5 m²)

*** 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 20th 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.

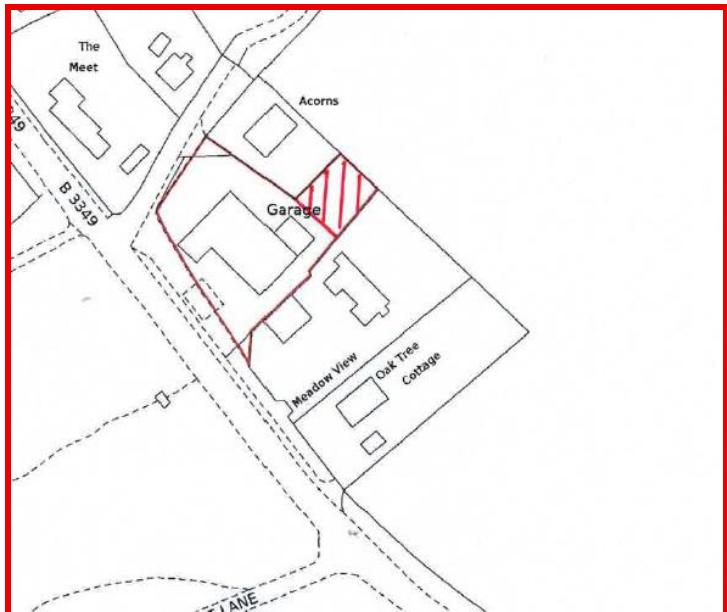
REFURBISHMENT WORKS

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:

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk