

FOR SALE/TO LET

Former Bank premises

5 The Square, Petersfield, Hampshire GU32 3HL

Key information

- ❑ Period property in central Petersfield location
- ❑ Substantial ground floor area
- ❑ Upper parts with separate access
- ❑ Rear car park/yard
- ❑ Former bank premises



Contact

Tim Richards 07917 044902
tim.richards@rapleys.com

Archie Grant 07917 032674
archie.grant@rapleys.com



Stuart Mitchell 023 9237 7800
stuart@hi-m.co.uk

Location

Petersfield is an attractive market town in Hampshire with an affluent population, situated at the junction of the A3 and A272.

The town benefits from excellent communications with three junctions on the A3 providing access to the M25 (34 miles) to the north and Portsmouth and the M27 (18 miles) to the south. The town is served by a direct rail link to London in 1 hour 5 minutes, which also serves Portsmouth and other south coast locations. Southampton airport is just 27 miles to the southwest.

Situation

The property is situated on the northern side of The Square at the western end of the High Street, forming part of the main retail offering within Petersfield.

Nearby occupiers include Specsavers, HSBC, Nationwide Building Society, Crew Clothing, Fat Face, Café Nero and Gails Bakery. The Square is home to Petersfield market which operates every Wednesday and Saturday with a variety of stalls located opposite the property.

A number of car parks are located close to the property, including the 320 space Central car park, a 3-minute walk away.

Energy Performance Certificate

The property has an EPC rating of C(68). A copy of the EPC and Recommendation Report are available on request.

Description

The property comprises a part three, part two storey Grade II listed building constructed of traditional brick under a pitched slate covered roof.

The property is laid out to provide a ground floor banking hall with associated offices and strong room. The first and second floors are set out as individual offices and staff areas with access by either of two wooden staircases.

A separate access door from The Square has enabled the upper parts to be sub let in the past. The property benefits from a small rear car parking area accessed via Park Road and Central car park.



Tenure

The property is held Freehold.

Tenancy

The property is held under a lease by Lloyds Bank. The lease expires 23/6/2026 paying £94,500 pa. Lloyds moved out in January 2026 and will not renew.

Proposal

Offers over £750,000 are invited for the freehold interest with vacant possession.

A new FRI lease on the whole property at a guide rent of £85,000 per annum is also possible.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|---------------------|--------|-------|
| Ground floor | | |
| Banking hall/Retail | 333.24 | 3,587 |
| Strong room | 24.43 | 263 |
| Ancillary | 35.49 | 382 |
| First Floor | 155.61 | 1,675 |
| Second Floor | 50.17 | 540 |
| Total | 598.94 | 6,447 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the letting agent only.



Rating

The property is currently assessed as Bank and premises. We are advised that the Rateable Value for the property is £66,000 The UBR for 2026/27 is 48p in the £.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.



For further details contact:

Tim Richards 07917 032 674
tim.richards@rapleys.com

Archie Grant 07919 044 902
archie.grant@rapleys.com

Or our joint agent Holloway Iliffe & Mitchell

Stuart Mitchell 020 92377800
stuart@hi-m.co.uk

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in January 2026.

rapleys.com
0370 777 6292

About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES

| Industries | Services |
|---|--|
| <ul style="list-style-type: none">• Automotive & Roadside• Care & Retirement• Charities/Not-for-Profit• Data Centres• Education• Health & Animal Welfare• Industrial & Logistics• Life Sciences• Local Authority• Offices• Renewables• Residential• Retail & Leisure• Transport & Infrastructure | <ul style="list-style-type: none">• Building Consultancy• Commercial Agency• Compulsory Purchase• Cost Management• Development Agency & Consultancy• Environmental Impact Assessment• Investment• Lease Consultancy• Neighbourly Matters• Project Management• Property Management• Rating• Strategic Land• Town Planning• Valuation• Viability/Affordable Housing |

CREATIVE | PROACTIVE | CONNECTED

RAPLEYS