

## 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

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## 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
<b>Ground floor</b>		
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
<b>Total</b>	<b>598.94</b>	<b>6,447</b>

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

We are advised that the Rateable Value for the property is £66,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use. It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).



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