



PRIME INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL

ST JOHN'S WORKS, STATION ROAD,
ALTON, HAMPSHIRE, GU34 2PZ

KEY POINTS



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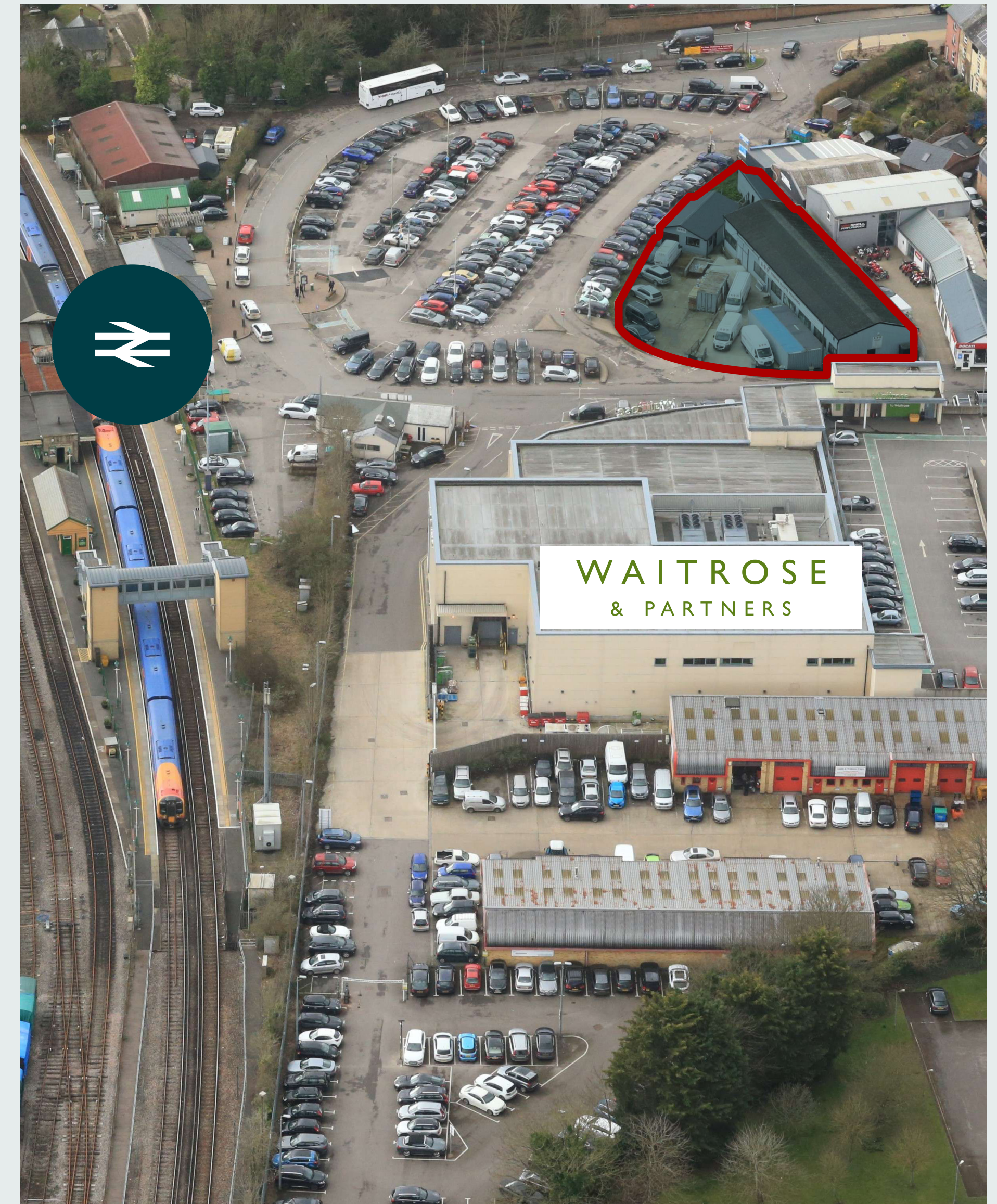
SITE AREA 0.29 ACRES (0.12 HECTARES)



CURRENT PASSING RENT £55,200



UNCONDITIONAL OFFERS SOUGHT





LOCATION

This prominent site offers an exceptional prime Investment opportunity with development potential in a well-connected and attractive Hampshire town. Situated in a semi-rural setting, St John's Works lies within a short walk of Alton's historic town centre, which offers a variety of retail, leisure, and dining options, alongside essential local amenities.

The property is located just off Station Road, less than a 5-minute walk from Alton railway station, which provides direct services to London Waterloo in approximately 70 minutes. The site also benefits from excellent road connections via the nearby A31, offering convenient access to Farnham, Guildford, and Winchester, and further links to the M3 motorway network.

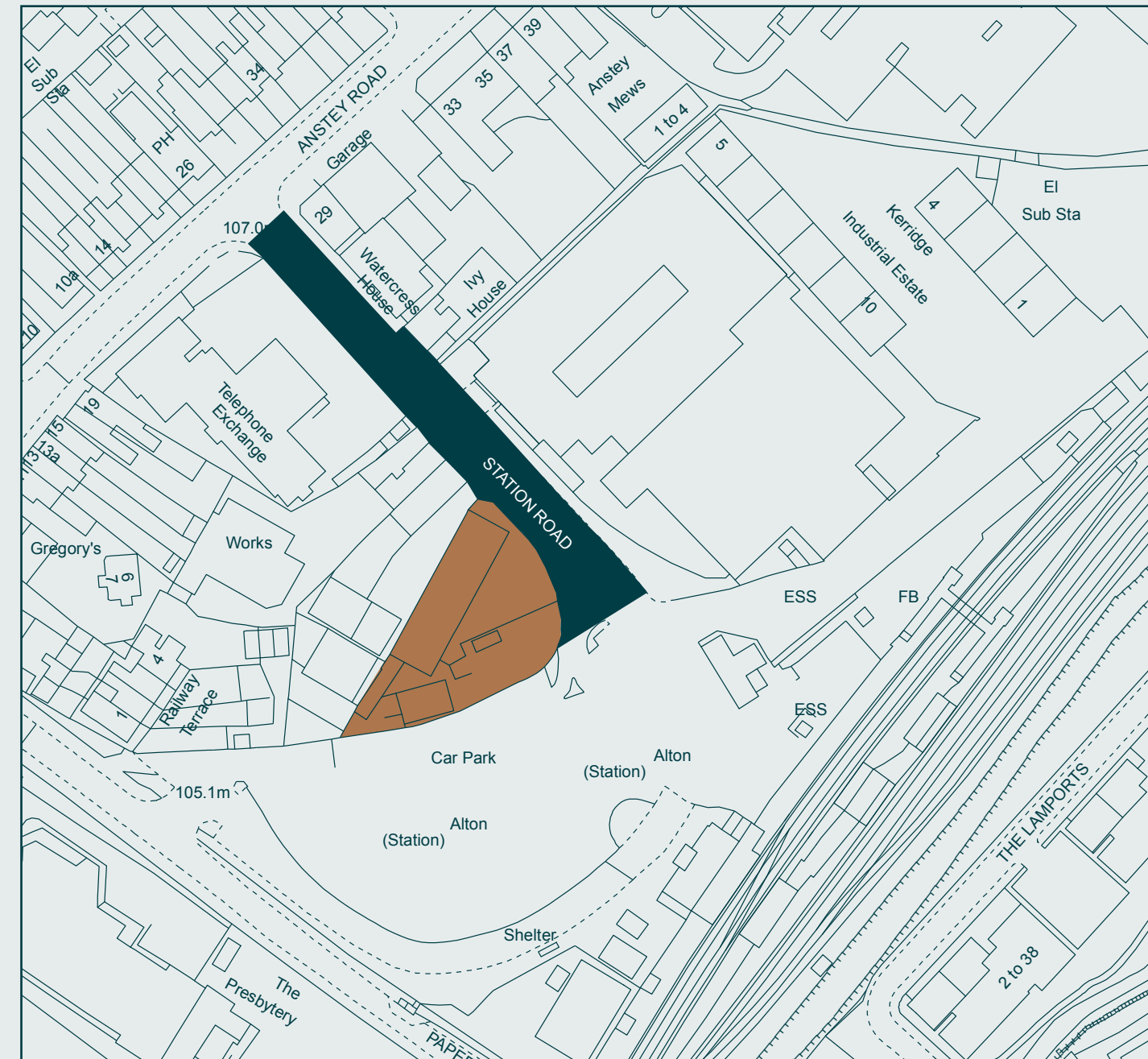
The surrounding area features a mix of residential, light industrial, and commercial uses, making it well-suited to a variety of future development options. Alton itself is a thriving market town with strong transport links, a skilled local workforce, and access to nearby employment hubs including Basingstoke, Southampton, and the South Coast.



THE SITE

The property comprises a broadly semi-circular site of approximately 0.29 Acres (0.12 Hectares) located adjacent to Alton station car park.

It includes an industrial building of steel frame construction with galvanised cladding and a corrugated asbestos/steel roof, alongside a storage shed, three containers, and parking for 6–8 vehicles. The building is approximately 12,917 sq ft and has an eaves height of approx. 5m. The site is fenced and gated. The building is currently let and occupied by ARM.



RAIL

The site prominent location beside Alton Station offers excellent rail connectivity. Alton station offers regular South Western Railway services to London Waterloo, with connections to Farnham, Woking, and other regional destinations.



ROAD

The site is conveniently located near the A31, providing easy access to the A3 and M3 for routes towards Guildford, Winchester, Basingstoke and London.



BUS

Local and regional bus services operate from the station forecourt, connecting Alton to nearby towns and villages such as Farnham, Bordon and Winchester.



TENANCY INFORMATION

The site is let to Anthony Roy Marlow, trading as A.R.M. Artex, Coving & Cornicing Contractors, on a full repairing and insuring periodic tenancy agreement from 14 December 2001. The tenancy has been in place for over 23 years and continues on a periodic basis.

The current passing rent is £55,200 per annum, with upwards-only open market rent reviews. The most recent review came into effect in February 2026. The tenancy includes a mutual break clause operable at any time with six months' notice.

The permitted use includes light industrial, storage, and associated retail and office uses in connection with the tenant's business, subject to landlord consent for any alternative use (not to be unreasonably withheld).



ACCOMMODATION SCHEDULE

The existing buildings comprise the following areas (GIA):

Workshop	381.49 sqm (4106 sq ft)
Mezzanine	30.12 sqm (324 sq ft)
Garage	27.20 sqm (293 sq ft)
Garage (office)	27.20 sqm (293 sq ft)
Total	466.06sqm (5016 sq ft)

EPC:

The site has an EPC rating of **C 75**. A certificate is available upon request.

POTENTIAL FUTURE DEVELOPMENT OPPORTUNITY

The site offers clear redevelopment potential, subject to planning. While local policy seeks to retain employment land, exceptions may be made where continued commercial use is no longer viable.



There is an acknowledged under-supply of housing locally, and the site is identified in the Council's Land Availability Assessment as being suitable for up to 10 residential units. As such, there is a window of opportunity to bring forward residential development under current policy.

Subject to planning, the site offers strong potential for a range of redevelopment opportunities. Initial feasibility studies have explored residential-led schemes, with indicative layouts available in the data room. These illustrate how the site could accommodate a mix of townhouses or apartments, maximising development within the existing policy framework.

The high visibility and steady footfall from commuters and visitors make it well-suited for drive-through food and beverage outlets, coffee shops, or convenience retail. Its proximity to the station forecourt also lends itself to last-mile logistics or parcel collection hubs, catering to the growing demand for quick delivery services.

The flexibility of the site, its proximity to Alton Station, and its setting among complementary uses make it well-suited to both residential and commercial schemes, depending on investor or occupier demand.

Hampshire's light industrial investment market remains robust, underpinned

by strong demand and limited supply. Whilst the UK real estate investment activity has been down on the last two years, the industrial sector saw the highest investment throughout Q2 2025 with a 44% increase year on year.

There is a strong appetite from investors and net initial yields for similar regional industrial properties are currently estimated between 6.5% and 7.25%, while secondary estate yields trend between 6.5% and 7.5%. These yield levels, combined with a shortage of high-quality stock and rising land values, highlight the attractiveness of Hampshire's light industrial sector to investors.

VIEWINGS

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.



BIDS & SUBMISSION

- Offers are invited on an unconditional basis with no deferred payment.

All submissions should include the following information:

- A 10% deposit will be required upon exchange of contracts.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.

IDENTITY CHECKS/AML

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

DEADLINE

- Midday, 15th of July 2026
- Our client reserves the right not to accept the highest or any other offer received.

CONTACTS



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RAPLEYS