



The Courtyard  
Heath Road, Petersfield, Hampshire, GU31 4DX

**TO LET/FOR SALE**

## Two x Brand New Commercial/Retail Units

Sizes - 819 - 1,750 sq ft

### Key Features:

- Petersfield is an attractive market town strategically located on the A3
- Situated in a busy area near public transport and carpark
- High-quality new build with contemporary finish
- Open plan accommodation to be finished to shell with services capped
- New FRI lease available (targeting completion of works Spring 2027)
- Rent £19,500 per unit
- Option to purchase at a guide price of £250,000 per unit
- The town offers a wide range of food and beverage including Waitrose, Gails Bakery, Mint Velvet, Crew Clothing, Café Nero and Annie Jones





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## Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

The property is situated on The Courtyard, opposite the open air swimming pool and Petersfield festival theatre, a short walk into the town centre. The town offers a wide range of retail and food & beverage including Waitrose, Gails Bakery, Mint Velvet, Crew Clothing, Cafe Nero and Annie Jones.

## Description

Upon completion, the development will comprise two newly constructed ground floor commercial retail units finished to a shell condition with services capped. Practical completion is anticipated in Spring 2027.

## Accommodation

We understand the accommodation will have the following approximate floor areas:

Area	Sq Ft	Sq M
Left Hand Unit	931	86.49
Right Hand Unit	819	76.09
Total	1,750	162.57

## EPC

To be assessed.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

23 October 2025

## Planning

We understand the premises will benefit from planning consent for a commercial/retail as defined by of the Use Classes Order 1987 (as amended).

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £19,500 per unit, per annum exclusive.

There is also the option to purchase and have been instructed to market the property with vacant possession and quote a price of £250,000, per unit, subject to contract.

## Business Rates

To be assessed.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

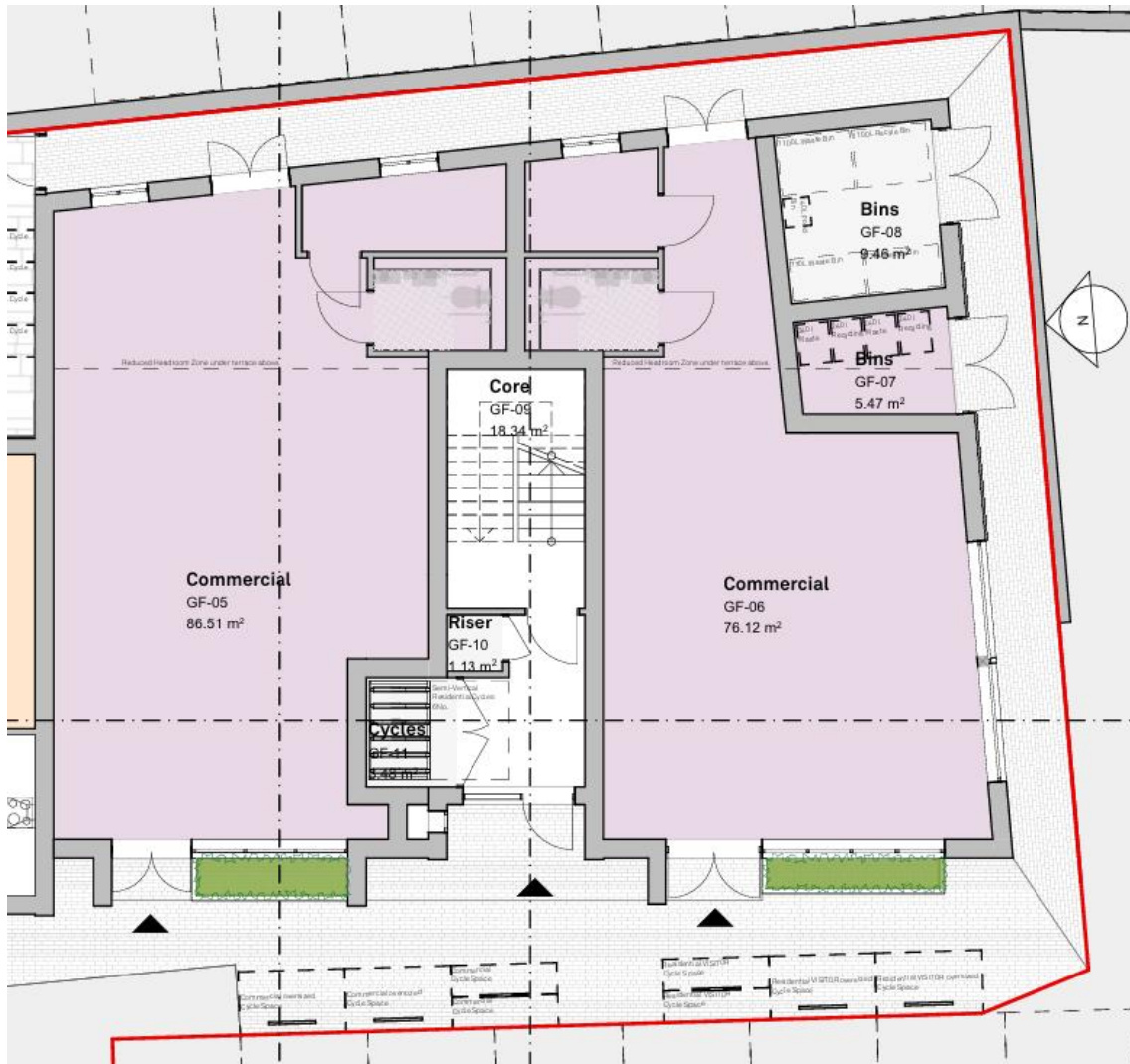
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## Floor Plan



For identification purposes only.