



TO LET/FOR SALE

Anatolian
Winchester Road, Waltham Chase, Hampshire, SO32 2LL



Key Features

- Located in affluent area on busy road
- Previous use - restaurant and first floor three/four bedroom flat
- Suit a variety of other commercial uses or residential development
- Ample onsite parking
- Freehold with vacant possession
- No VAT
- Guide price £625,000 STC
- Or new lease at a rent of £60,000 pax
- Suit investor or owner occupier





Location & Situation

The property occupies a prominent position on Winchester Road in Waltham Chase, a well-established village in Hampshire. It benefits from excellent connectivity, being situated approximately 1.2 miles south of Bishop's Waltham, a historic market town offering a range of local amenities, and around 3.3 miles north of Wickham, known for its charming high street and community facilities.

The location provides convenient access to the regional road network, with Junction 10 of the M27 motorway approximately six miles to the south, facilitating direct routes to Southampton, Portsmouth, and the wider Hampshire and West Sussex areas. The surrounding area comprises a mix of residential, commercial, and light industrial uses, providing a balanced and accessible setting for business or residential purposes.

Additionally, Waltham Chase is well-served by local services, schools, and recreational facilities, while the property's positioning on Winchester Road ensures high visibility and ease of access for both vehicular and pedestrian traffic.





Description & Accommodation

The property comprises a two-storey detached building occupying a prominent position on the main thoroughfare. Internally, the ground floor is configured as a spacious restaurant, comfortably accommodating approximately 100 covers. The first floor provides a self-contained flat, offering three to four bedrooms, suitable for residential or staff accommodation.

Externally, the site previously facilitated alfresco dining with space for around 50 covers, alongside generous on-site parking, providing convenient access for both patrons and residents. The property's layout and prominent frontage offer excellent potential for continued restaurant use or alternative commercial and mixed-use opportunities.

The accommodation has the following approximate Gross Internal Area (GIA):

| Area | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 2,458 | 228.35 |
| Flat | 921 | 85.56 |
| Total | 3,379 | 313.91 |





Rateable Value

Rateable Value (2026): £25,500.

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of C (May 2026).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.





Terms

We have been instructed to market the property with vacant possession and quote a price a guide price of £565,000 for the freehold interest subject to contract.

Alternatively, the property could be available to lease on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £60,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

3 March 2026

